SAN FRANCISCO PUBLIC LIBRARY
3 1223 11168 0550

5 / S

San Francisco Public Library

Government Information Center
San Francisco Public Library
100 Larkin Street 5th Floor
San Francisco, CA 94102

REFERENCE BOOK
Not to be taken from the Library

3 1223 11168 0550

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, January 6, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
M1
1/6/14

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4713
APPLICANT:	FONG, TONY
PARCEL NO.:	1607 017A
PARCEL ADDRESS:	0766 38TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$752,147.00
APPLICANT'S OPINION:	$451,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
DEC 30 2013
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
DEC 31 2013
SAN FRANCISCO
PUBLIC LIBRARY

Digitized by the Internet Archive
in 2015

https://archive.org/details/minutescitycount2014sanf

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0656
APPLICANT:	SUNHILL ENTERPRISES
PARCEL NO.:	1434 020
PARCEL ADDRESS:	3842 3854 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,078,422.00
APPLICANT'S OPINION:	$2,350,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1211
APPLICANT:	MXB FAMILY LP
PARCEL NO.:	0962 008D
PARCEL ADDRESS:	0037 RAYCLIFF TER/2799 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,000,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1236
APPLICANT:	TJ COTUGNO HOLDINGS, LLC
PARCEL NO.:	2612 014
PARCEL ADDRESS:	2362 2368 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,200,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1287
APPLICANT:	CASA ROMA LLC
PARCEL NO.:	0419A009
PARCEL ADDRESS:	0002 CASA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,203,642.00
APPLICANT'S OPINION:	$2,520,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1333
APPLICANT:	WONG, CINDY
PARCEL NO.:	7260 033
PARCEL ADDRESS:	0260 GELLERT DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,771,956.00
APPLICANT'S OPINION:	$1,063,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1350
APPLICANT:	FONG, TONY
PARCEL NO.:	1607 017A
PARCEL ADDRESS:	0766 38TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$767,187.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1394
APPLICANT:	ZAVATTERO FAMILY REVOCABLE TRUST
PARCEL NO.:	1259 014A
PARCEL ADDRESS:	0816 0818 DUBOCE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,933,368.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1406
APPLICANT:	LEPINARD, SEBASTIEN
PARCEL NO.:	0981 027
PARCEL ADDRESS:	2973 2975 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,561,585.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1413
APPLICANT:	635 BUENA VISTA AVE, LLC
PARCEL NO.:	2603 002
PARCEL ADDRESS:	0635 BUENA VISTA WEST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,026,418.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1469
APPLICANT:	KEYSER, MATTHEW
PARCEL NO.:	1366 032
PARCEL ADDRESS:	0152 07TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,703,000.00
APPLICANT'S OPINION:	$2,485,682.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1485
APPLICANT:	MERRIMAN, RAPHAEL
PARCEL NO.:	1274 038
PARCEL ADDRESS:	2220 PARNASSUS AVE, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$803,682.00
APPLICANT'S OPINION:	$640,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1500
APPLICANT:	ANCHOR LLC
PARCEL NO.:	5414 021
PARCEL ADDRESS:	1790 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,496,950.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1612
APPLICANT:	BRENNER, RICHARD
PARCEL NO.:	2857 026
PARCEL ADDRESS:	0131 CASTENADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$326,397.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1613
APPLICANT:	BRENNER, RICHARD
PARCEL NO.:	2857 027
PARCEL ADDRESS:	0127 CASTENADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,235,190.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, January 6, 2014, at 9:30 a.m.

Present: Richard Lee, Daniel Hershkowitz and Joyce Lewis

Quorum present

Chairperson Daniel Hershkowitz, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4713	Tony Fong	Verbal Stipulation Approved
2012-1350	Tony Fong	Verbal Stipulation Approved
2012-1612	Richard Brenner	Verbal Stipulation Approved
2012-1613	Richard Brenner	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1469	Matthew Keyser	Denied-No Show
2012-1485	Raphael Merriman	Denied-No Show
2012-1500	Anchor LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0656	Sunhill Enterprises	Withdrawn
2012-1211	MXB Family LP	Withdrawn
2012-1236	TJ Cotugno Holdings, LLC	Withdrawn
2012-1287	Casa Roma LLC	Withdrawn
2012-1333	Cindy Wong	Withdrawn
2012-1394	Zavattero Family Revocable	Withdrawn
2012-1406	Sebastien Lepinard	Withdrawn
2012-1413	635 Buena Vista Ave, LLC	Withdrawn

DOCUMENTS DEPT
FEB - 3 2014
SAN FRANCISCO PUBLIC LIBRARY

There being no further business, the Board, at the hour of 10:15 a.m., recessed to reconvene Tuesday, January 7, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, January 27, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, January 7, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2617
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 048
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$460,438.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
DEC 30 2013
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
DEC 31 2013
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2618
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 049
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$436,891.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2619
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 050
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$436,891.00
APPLICANT'S OPINION:	$340,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2621
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 051
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$698,505.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2622
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 052
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$583,395.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3665
APPLICANT:	CHEN, LI XIN
PARCEL NO.:	2993 012
PARCEL ADDRESS:	0181 CRESTA VISTA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,030,269.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1226
APPLICANT:	LUO, HAN ZHONG
PARCEL NO.:	6955 043
PARCEL ADDRESS:	0008 PERSIA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,568,622.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2965
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	3639 002
PARCEL ADDRESS:	2652 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,067,188.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2966
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	3588 001
PARCEL ADDRESS:	0700 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,942,439.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2967
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 048
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$469,646.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2968
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 049
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$445,627.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2969
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 050
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$445,627.00
APPLICANT'S OPINION:	$340,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2970
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 051
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$712,474.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2971
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 052
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$595,062.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

13-12-14P05:01 RCVD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, January 7, 2014, at 1:30 p.m.

GOVERNMENT INFORMATION CENTER
FEB 12 2014
SAN FRANCISCO PUBLIC LIBRARY

Present: Mervin Conlan, Diana Daniel and Ed Campaña
Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-3665	Li Xin Chen	Submitted

At the hour of 2:20 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:25 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-3665	Li Xin Chen	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2617	2625 - 24th Street LLC	Postponed
2011-2618	2625 - 24th Street LLC	Postponed
2011-2619	2625 - 24th Street LLC	Postponed
2011-2621	2625 - 24th Street LLC	Postponed
2011-2622	2625 - 24th Street LLC	Postponed
2012-1226	Han Zhong Luo	Withdrawn
2012-2965	John O'Connor	Withdrawn
2012-2966	John O'Connor	Withdrawn
2012-2967	John O'Connor	Postponed
2012-2968	John O'Connor	Postponed
2012-2969	John O'Connor	Postponed
2012-2970	John O'Connor	Postponed
2012-2971	John O'Connor	Postponed

There being no further business, the Board, at the hour of 2:30 p.m., recessed to reconvene Wednesday, January 8, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on February 10, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, January 8, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1069
APPLICANT:	PYNE FAMILY TRUST
PARCEL NO.:	1259 031
PARCEL ADDRESS:	1510 - 1550 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,356,425.00
APPLICANT'S OPINION:	$465,440.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
DEC 30 2013
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
DEC 31 2013
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1198
APPLICANT:	DLAI INVESTMENT LLC
PARCEL NO.:	4830 001
PARCEL ADDRESS:	1500 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,025,240.00
APPLICANT'S OPINION:	$351,799.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1199
APPLICANT:	DLAI INVESTMENT LLC
PARCEL NO.:	4830 015
PARCEL ADDRESS:	1590 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,304,866.00
APPLICANT'S OPINION:	$2,506,572.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1200
APPLICANT:	D & B DEVELOPMENT CO INC
PARCEL NO.:	4829 019
PARCEL ADDRESS:	1433 VAN DYKE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,599,994.00
APPLICANT'S OPINION:	$549,018.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1271
APPLICANT:	MCNULTY FAMILY LIVING TRUST
PARCEL NO.:	0960 009
PARCEL ADDRESS:	0045 NORMANDIE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,075,535.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1550
APPLICANT:	VARMA, RISHI
PARCEL NO.:	3544 010
PARCEL ADDRESS:	0154 - 0156 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,524,423.00
APPLICANT'S OPINION:	$2,050,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1556
APPLICANT:	LI, GLEN ZI
PARCEL NO.:	5335A150
PARCEL ADDRESS:	1828 NEWHALL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$702,290.00
APPLICANT'S OPINION:	$502,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1579
APPLICANT:	INIGUEZ, GRACIELA
PARCEL NO.:	5343 009
PARCEL ADDRESS:	0046 BAY VIEW ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$288,329.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1591
APPLICANT:	PYNE FAMILY TRUST
PARCEL NO.:	1269 187
PARCEL ADDRESS:	2630 - 2670 FREDERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,896,016.00
APPLICANT'S OPINION:	$650,594.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1600
APPLICANT:	TRIER, BETH
PARCEL NO.:	4100 096
PARCEL ADDRESS:	0568B MISSOURI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$930,570.00
APPLICANT'S OPINION:	$840,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1647
APPLICANT:	CAIN, MARY
PARCEL NO.:	3514 118
PARCEL ADDRESS:	0140 SOUTH VAN NESS AVE, 529
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$687,996.00
APPLICANT'S OPINION:	$536,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1649
APPLICANT:	VAN ROSENDALE, RICK
PARCEL NO.:	2121A023A
PARCEL ADDRESS:	0026 ROCKRIDGE DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$907,338.00
APPLICANT'S OPINION:	$725,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1675
APPLICANT:	CHENG, JENNIFER
PARCEL NO.:	7277 042
PARCEL ADDRESS:	0177 COUNTRY CLUB DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$852,273.00
APPLICANT'S OPINION:	$686,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1697
APPLICANT:	HAMAMCIYAN, ARTIN
PARCEL NO.:	5572 025
PARCEL ADDRESS:	0370 BARNEVELD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$718,072.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, January 8, 2014, at 9:35 a.m.

GOVERNMENT DOCUMENTS CENTER
SAN FRANCISCO PUBLIC LIBRARY
FEB 12 2014

Present: Mark Watts, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1579	Graciela Iniguez	Submitted
2012-1647	Mary Cain	Submitted

At the hour of 10:20 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 10:30 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1579	Graciela Iniguez	A.V. Lowered (Board)
2012-1647	Mary Cain	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1556	Glen Zi Li	Denied-No Show
2012-1600	Beth Trier	Denied-No Show
2012-1697	Artin Hamamciyan	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1069	Pyne Family Trust	Withdrawn
2012-1198	Dlai Investment LLC	Withdrawn
2012-1199	Dlai Investment LLC	Withdrawn
2012-1200	D & B Development Co Inc.	Withdrawn

Appeal No.	Name	Disposition (continued)
2012-1271	McNulty Family Living Trust	Postponed
2012-1550	Rishi Varma	Postponed
2012-1591	Pyne Family Trust	Withdrawn
2012-1649	Rick Van Rosendale	Withdrawn
2012-1675	Jennifer Cheng	Postponed

There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Wednesday, January 22, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on February 10, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 9, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5305
APPLICANT:	DUDUM, RICHARD
PARCEL NO.:	3727 072C
PARCEL ADDRESS:	0653 0655 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$717,683.00
APPLICANT'S OPINION:	$45,987.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

DATE POSTED
DEC 30 2013
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
DEC 31 2013
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5306
APPLICANT:	DUDUM, RICHARD
PARCEL NO.:	3727 072C
PARCEL ADDRESS:	0653 0655 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$732,031.00
APPLICANT'S OPINION:	$46,905.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5307
APPLICANT:	DUDUM, RICHARD
PARCEL NO.:	3727 072C
PARCEL ADDRESS:	0653 0655 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$746,668.00
APPLICANT'S OPINION:	$47,840.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5308
APPLICANT:	DUDUM, RICHARD
PARCEL NO.:	3727 072C
PARCEL ADDRESS:	0653 0655 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$744,895.00
APPLICANT'S OPINION:	$47,727.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0915
APPLICANT:	TAPLIN, RUSSELL
PARCEL NO.:	0100 034A
PARCEL ADDRESS:	0010 0012 ALADDIN TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,387,193.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1109
APPLICANT:	ROMERO, TOMMY
PARCEL NO.:	0480 018
PARCEL ADDRESS:	1363 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,350,000.00
APPLICANT'S OPINION:	$1,015,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1121
APPLICANT:	VAILLANCOURT, GUY
PARCEL NO.:	3776 198
PARCEL ADDRESS:	0555 04TH ST, #424
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$735,995.00
APPLICANT'S OPINION:	$586,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1202
APPLICANT:	SUEN, ALLEN
PARCEL NO.:	3774 334
PARCEL ADDRESS:	0200 BRANNAN ST, #301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$892,154.00
APPLICANT'S OPINION:	$710,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1249
APPLICANT:	SCOHY, EBU
PARCEL NO.:	3786 061
PARCEL ADDRESS:	0388 TOWNSEND ST, UNIT 19
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$669,277.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1310
APPLICANT:	ROEBUCK, JOAN
PARCEL NO.:	3789 711
PARCEL ADDRESS:	0229 BRANNAN ST, #11-C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,429,010.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

941(

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 9, 2014, at 9:36 a.m.

Present: Joseph Tham, Diane Robinson and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1121	Guy Vaillancourt	Submitted
2012-1202	Allen Suen	Submitted
2012-1249	Ebu Scohy	Submitted

At the hour of 11:15 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:30 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1121	Guy Vaillancourt	A.V. Lowered (Board)
2012-1202	Allen Suen	A.V. Lowered (Board)
2012-1249	Ebu Scohy	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5305	Richard Dudum	Postponed
2011-5306	Richard Dudum	Postponed
2011-5307	Richard Dudum	Postponed
2011-5308	Richard Dudum	Postponed
2012-0915	Russell Taplin	Withdrawn
2012-1109	Tommy Romero	Postponed

GOVERNMENT DOCUMENTS
JAN 27 2014
SAN FRANCISCO PUBLIC LIBRARY

There being no further business, the Board, at the hour of 11:33 a.m., recessed to reconvene Thursday, January 16, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on January 16, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

DOCUMENTS DEPT
JAN - 9 2014
PUBLIC LIBRARY

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, JANUARY 9, 2014
12:00 - 2:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review documents submitted to date by the parties as well as documents issued to date by the Board in preparation of the continued hearing scheduled on January 17, 2014 for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2011-4126
APPLICANT:	WOSSNER, JORN
PARCEL NO.:	0133 036
PARCEL ADDRESS:	0369 - 0377 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,912,440.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE
Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements
Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

01-27-14P02:16 RCVD

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD No. 1

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 9, 2014, at 12:06 p.m.

Present: Greg Blaine, Jeff Morris and Mark Watts

Quorum present

Chairperson: Greg Blaine, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at the hour of 12:10 p.m. to review documents submitted to date by the parties as well as documents issued to date by the Board for the below listed application.

At the hour of 12:55 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4126	Jorn Wossner	The Board adopted the Tentative Ruling on Valuation Methodology dated July 2, 2013 as final.

There being no further business, the Board, at the hour of 1:00 p.m. recessed to reconvene Thursday, January 16, 2014, at 9:30 a.m.

Dawn Duran

Dawn Duran
Administrator Acting as Clerk

JAN 27 2014
SAN FRANCISCO PUBLIC LIBRARY

Approved by the Board on January 17, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

01-08-14P03:03 RCVD

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 16, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4075
APPLICANT:	KNAPP, AARON
PARCEL NO.:	0580 030
PARCEL ADDRESS:	2230 PACIFIC AVE, 302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$743,906.00
APPLICANT'S OPINION:	$439,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

JAN 0 8 2014
PUBLIC LIBRARY
DATE POSTED
JAN 07 2013
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0050
APPLICANT:	IANTORNO, SERGIO
PARCEL NO.:	3731 021
PARCEL ADDRESS:	1052 - 1058 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,903,992.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0058
APPLICANT:	HUANG, RAYMOND
PARCEL NO.:	1601 029
PARCEL ADDRESS:	0740 - 0742 44TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,078,952.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1079
APPLICANT:	PETERSON, CARL
PARCEL NO.:	1019 038
PARCEL ADDRESS:	3581 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,350,000.00
APPLICANT'S OPINION:	$936,138.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1168
APPLICANT:	KY, SAMANG
PARCEL NO.:	6978 033
PARCEL ADDRESS:	0110 HAROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$550,000.00
APPLICANT'S OPINION:	$505,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1193
APPLICANT:	ROZENTSVAYG, BORIS
PARCEL NO.:	2364 043
PARCEL ADDRESS:	2314 36TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$813,920.00
APPLICANT'S OPINION:	$656,650.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1195
APPLICANT:	WU, WEI-JYH
PARCEL NO.:	2092 023
PARCEL ADDRESS:	1991 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$710,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1218
APPLICANT:	PASTORELLO, BARBARA
PARCEL NO.:	6637 040
PARCEL ADDRESS:	0147 DAY ST, UNIT 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$718,074.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1224
APPLICANT:	IMPERATO, JOHN
PARCEL NO.:	1594 012
PARCEL ADDRESS:	0686 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$703,960.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1439
APPLICANT:	O'HEHIR, DIANA
PARCEL NO.:	0688 058
PARCEL ADDRESS:	1450 POST ST, 301
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$199,000.00
APPLICANT'S OPINION:	$103,894.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1441
APPLICANT:	O'HEHIR, DIANA
PARCEL NO.:	0688 060
PARCEL ADDRESS:	1450 POST ST, 303
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$199,000.00
APPLICANT'S OPINION:	$103,894.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1669
APPLICANT:	OEI, CECILIA
PARCEL NO.:	0253A104
PARCEL ADDRESS:	1177 CALIFORNIA ST, 905
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$475,596.00
APPLICANT'S OPINION:	$335,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

01-27-14P02:16 RCVD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 16, 2014, at 9:32 a.m.

Present: Mervin Conlan, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Joseph Tham, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0058	Raymond Huang	Submitted
2012-1168	Samang Ky	Submitted
2012-1193	Boris Rozentsvayg	Submitted
2012-1669	Cecilia Oei	Submitted

At the hour of 11:55 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 12:33 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0058	Raymond Huang	A.V. Lowered (Board)
2012-1168	Samang Ky	A.V. Lowered (Board)
2012-1193	Boris Rozentsvayg	A.V. Lowered (Board)
2012-1669	Cecilia Oei	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4075	Aaron Knapp	Postponed
2012-1079	Carl Peterson	Denied; No-Show
2012-1218	Barbara Pastorello	Denied; No-Show
2012-1224	John Imperato	Denied; No-Show
2012-1439	Diana O'Hehir	Denied; No-Show
2012-1441	Diana O'Hehir	Denied; No-Show

GOVERNMENT INFORMATION CENTER
JAN 27 2014
SAN FRANCISCO PUBLIC LIBRARY

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0050	Sergio Iantorno	Postponed
2012-1195	Wei-Jyh Wu	Postponed

There being no further business, the Board, at the hour of 12:36 p.m., recessed to reconvene Friday, January 17, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on January 17, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

01-08-14P03:04 RCVD

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, January 17, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0767
APPLICANT:	MITCHELL, EDWARD
PARCEL NO.:	0125 019A
PARCEL ADDRESS:	1145 GREEN ST,
TOPIC:	Base Year/Change in Ownership-Legal Issue
CURRENT ASSESSMENT:	$1,270,455.00
APPLICANT'S OPINION:	$140,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

JAN 0 8 2014

DATE POSTED
JAN 07 2013
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2887
APPLICANT:	MURPHY, DENIS
PARCEL NO.:	4084 028
PARCEL ADDRESS:	2445 2449 HARRISON ST,
TOPIC:	Base Year/Change in Ownership-Legal Issue
CURRENT ASSESSMENT:	$1,273,135.00
APPLICANT'S OPINION:	$619,820.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2889
APPLICANT:	MURPHY, DENIS
PARCEL NO.:	4084 028
PARCEL ADDRESS:	2445 - 2449 HARRISON ST,
TOPIC:	Base Year/Change in Ownership-Legal Issue
CURRENT ASSESSMENT:	$1,277,265.00
APPLICANT'S OPINION:	$632,215.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1337
APPLICANT:	PAN, AMY
PARCEL NO.:	5972 033
PARCEL ADDRESS:	0228 UNIVERSITY ST,
TOPIC:	Base Year/Change in Ownership-Legal Issue
CURRENT ASSESSMENT:	$680,000.00
APPLICANT'S OPINION:	$393,240.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5745
APPLICANT:	TOY, RAYMOND
PARCEL NO.:	2045 017
PARCEL ADDRESS:	1895 08TH AVE,
TOPIC:	Base Year/Change in Ownership-Legal Issue
CURRENT ASSESSMENT:	$1,700,583.00
APPLICANT'S OPINION:	$263,335.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5927
APPLICANT:	PRICE, ARETHA REVOCABLE TRUST
PARCEL NO.:	5387 003A
PARCEL ADDRESS:	1618 WALLACE AVE,
TOPIC:	Base Year/Change in Ownership-Legal Issue
CURRENT ASSESSMENT:	$230,865.00
APPLICANT'S OPINION:	$36,203.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, January 17, 2014, at 9:30 a.m.

Present: Edward Campaña, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll appeared before the Board on legal issues only regarding a change in ownership. After hearing evidence and testimony from both parties, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2887	Denis Murphy	Submitted
2011-5927	Lawrence Price	Submitted

At the hour of 10:50 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:32 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2887	Denis Murphy	The March 28, 2008 event did not constitute a change in ownership; 2-1 vote with Member Tham dissenting
2011-5927	Lawrence Price	No action taken; remains under submission

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0767	Edward Mitchell	Denied; No-Show

DOCUMENTS DEPT

FEB - 3 2014

SAN FRANCISCO PUBLIC LIBRARY

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2889	Denis Murphy	Withdrawn
2011-1337	Amy Pan	Postponed
2011-5745	Raymond Toy	Postponed

There being no further business, the Board, at the hour of 11:37 a.m., recessed to reconvene later this same day, January 17, 2014, at 1:00 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Thursday, January 23, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, January 17, 2014
1:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Continued hearing, discussion, and possible action involving:

APPLICATION:	2011-4126
APPLICANT:	WOSSNER, JORN
PARCEL NO.:	0133 036
PARCEL ADDRESS:	0369 – 0377 GREEN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,912,440.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DOCUMENTS DEPT
JAN 10 2014
PUBLIC LIBRARY

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD No. 1

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, January 17, 2014, at 1:07 p.m.

GOVERNMENT INFORMATION CENTER
JAN 27 2014
SAN FRANCISCO PUBLIC LIBRARY

Present: Greg Blaine, Jeff Morris and Mark Watts

Quorum present

Chairperson: Greg Blaine, Presiding

Deputy City Attorney Marie Blits

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board reviewed documents submitted to date by the parties and documents issued to date by the Board regarding the below listed application.

Appeal No.	Name	Disposition
2011-4126	Jorn Wossner	Continued

At the hour of 1:30 p.m. the Board went into closed with its legal counsel to deliberate Applicant's request to postpone today's hearing on the above application. The Board, upon reconvening in open session at 1:48 p.m., denied the applicant's request, and thereby continued hearing evidence and testimony from both parties regarding valuation of the below listed application. The Board then took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4126	Jorn Wossner	Submitted

At the hour of 3:53 p.m. the Board went into closed session with legal counsel to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 4:12 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4126	Jorn Wossner	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 4:15 p.m. recessed to reconvene Tuesday, January 21, 2014 at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on January 21, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 21, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2151
APPLICANT:	TROPHY PROPERTIES B&A-2 LLC IV
PARCEL NO.:	0668 002
PARCEL ADDRESS:	1330 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,996,669.00
APPLICANT'S OPINION:	$8,099,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 14 2014
Assessment Appeals Board

DOCUMENTS DEPT

JAN 15 2014
SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2779
APPLICANT:	166 GEARY ASSOCIATES LIC
PARCEL NO.:	0309 010
PARCEL ADDRESS:	0166 - 0300 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,068,010.00
APPLICANT'S OPINION:	$6,920,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2782
APPLICANT:	CHANG INCOME PROPERTY PARTNERSHIP LP
PARCEL NO.:	0163 005
PARCEL ADDRESS:	0909 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,276,544.00
APPLICANT'S OPINION:	$8,782,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5279
APPLICANT:	TOM, RICHARD
PARCEL NO.:	0116 015
PARCEL ADDRESS:	0532 - 0536 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,152,782.00
APPLICANT'S OPINION:	$679,565.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5922
APPLICANT:	TEJADA, DARWIN
PARCEL NO.:	0418A011
PARCEL ADDRESS:	0031 CASA WAY,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,350,000.00
APPLICANT'S OPINION:	$104,024.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5977
APPLICANT:	LINEBARGER, LOY
PARCEL NO.:	2412 024
PARCEL ADDRESS:	2464 14TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$44,973.00
APPLICANT'S OPINION:	$20,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD No. 1

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, January 21, 2014, at 1:37 p.m.

Present: Jeff Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 supplemental assessment being present, the Board heard evidence and testimony from both parties regarding valuation of the subject property. The Board then took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-5922	Darwin Tejada	Submitted

At the hour of 2:43 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 3:00 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-5922	Darwin Tejada	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2151	Trophy Properties B&A-2 LLC	Withdrawn
2011-2779	166 Geary Associates LLC	Withdrawn
2011-2782	Change Income Property Partners	Postponed
2011-5279	Richard Tom	Withdrawn
2011-5977	Loy Linebarger	Withdrawn

There being no further business, the Board, at the hour of 4:15 p.m. recessed to reconvene Tuesday, January 21, 2014 at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on January 27, 2014

Angela Calvillo
Clerk of the Board of Supervisors

DOCUMENTS DEPT
FEB - 3 2014
SAN FRANCISCO PUBLIC LIBRARY

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, January 22, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1323
APPLICANT:	DOLLIVER, DWIGHT
PARCEL NO.:	3573 048
PARCEL ADDRESS:	2130 HARRISON ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$951,994.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 14 2014
Assessment Appeals Board

DOCUMENTS DEPT
JAN 15 2014
SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1328
APPLICANT:	LEEDER, MICHAEL
PARCEL NO.:	1197 060
PARCEL ADDRESS:	1743 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$771,077.00
APPLICANT'S OPINION:	$735,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1380
APPLICANT:	JACOBS, CHRISTINE
PARCEL NO.:	1159 019
PARCEL ADDRESS:	2089 2093 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,860,635.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1421
APPLICANT:	LEONG, RONALD
PARCEL NO.:	1331 010
PARCEL ADDRESS:	0165 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,900,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1430
APPLICANT:	MARUYAMA, VIRGINIA
PARCEL NO.:	2540 022
PARCEL ADDRESS:	2760 19TH AVE, 14
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,000.00
APPLICANT'S OPINION:	$574,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1450
APPLICANT:	MORRIS, NINETTE
PARCEL NO.:	3210 034
PARCEL ADDRESS:	0039 SANTA YNEZ AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$610,000.00
APPLICANT'S OPINION:	$475,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1515
APPLICANT:	KEMPAINEN, STEPHEN
PARCEL NO.:	3622 057
PARCEL ADDRESS:	0512 HILL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,797,802.00
APPLICANT'S OPINION:	$1,360,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1542
APPLICANT:	VARUM, GARY
PARCEL NO.:	1057 012
PARCEL ADDRESS:	0014 - 0018 WOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,791,861.00
APPLICANT'S OPINION:	$794,646.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1606
APPLICANT:	CLARK, JONATHAN
PARCEL NO.:	2722 023
PARCEL ADDRESS:	0226 PALO ALTO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,200,000.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2070
APPLICANT:	VARUM, GARY
PARCEL NO.:	1057 012
PARCEL ADDRESS:	0014 - 0018 WOOD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$469,387.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5449
APPLICANT:	FANG, CARL
PARCEL NO.:	6154 014A
PARCEL ADDRESS:	0827 GOETTINGEN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$631,575.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, January 22, 2014, at 9:30 a.m.

Present: Louisa Mendoza, Joseph Tham and Richard Lee

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1323	Dwight Dolliver	Submitted
2012-1421	Ronald Leong	Submitted
2012-1430	Virginia Maruyama	Submitted
2012-1515	Stephen Kempainew	Submitted
2012-1542	Gary Varum	Submitted
2012-1606	Jonathan Clark	Submitted
2012-2070	Gary Varum	Submitted
2012-5449	Carl Fang	Submitted

At the hour of 12:25 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 12:30 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1323	Dwight Dolliver	Submitted
2012-1421	Ronald Leong	Submitted
2012-1430	Virginia Maruyama	Submitted
2012-1515	Stephen Kempainew	Submitted
2012-1542	Gary Varum	Submitted
2012-1606	Jonathan Clark	Submitted
2012-2070	Gary Varum	Submitted
2012-5449	Carl Fang	Submitted

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-1450	Ninette Morris	Denied-No Show

FEB - 3 2014

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1328	Michael Leeder	Postponed
2012-1380	Christine Jacobs	Postponed

There being no further business, the Board, at the hour of 12:35 p.m., recessed to reconvene Monday, January 27, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, January 27, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 22, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2188
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 011
PARCEL ADDRESS:	0484 0486 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,390,656.00
APPLICANT'S OPINION:	$1,020,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 14 2014
Assessment Appeals Board

DOCUMENTS DU

JAN 15 2014

SAN FRANCISCO PUBLIC

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2189
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 012
PARCEL ADDRESS:	0490 0498 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,220,143.00
APPLICANT'S OPINION:	$2,472,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2156
APPLICANT:	MCAULEY, LAURENCE
PARCEL NO.:	0539 026
PARCEL ADDRESS:	2271 2275 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,771,236.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2435
APPLICANT:	643 WEBSTER STREET, LLC
PARCEL NO.:	0804 002
PARCEL ADDRESS:	0643 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,628,793.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2691
APPLICANT:	BEACON RETAIL LP
PARCEL NO.:	8702 609
PARCEL ADDRESS:	0200 0298 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,999,978.00
APPLICANT'S OPINION:	$10,550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2692
APPLICANT:	BEACON RETAIL LP
PARCEL NO.:	8702 610
PARCEL ADDRESS:	0200 0298 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,381,300.00
APPLICANT'S OPINION:	$10,010,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2693
APPLICANT:	BEACON RETAIL LP
PARCEL NO.:	8702 611
PARCEL ADDRESS:	0200 0298 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,666,646.00
APPLICANT'S OPINION:	$9,380,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2694
APPLICANT:	BEACON RETAIL LP
PARCEL NO.:	8702 612
PARCEL ADDRESS:	0200 0298 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,999,978.00
APPLICANT'S OPINION:	$10,550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2785
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 011
PARCEL ADDRESS:	0484 0486 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,416,186.00
APPLICANT'S OPINION:	$1,025,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2786
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 012
PARCEL ADDRESS:	0490 0498 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,935,740.00
APPLICANT'S OPINION:	$2,680,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4516
APPLICANT:	LIN, PAUL
PARCEL NO.:	3789 858
PARCEL ADDRESS:	0088 TOWNSEND STREET #A,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,175,032.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4868
APPLICANT:	MITCHELL, JOHN
PARCEL NO.:	0216 024
PARCEL ADDRESS:	1465 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,387,606.00
APPLICANT'S OPINION:	$800,948.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4907
APPLICANT:	FOSS CREEK ASSOC LLC
PARCEL NO.:	0296 046
PARCEL ADDRESS:	0490 POST ST, UNIT 512
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$150,769.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 23, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4750
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 002
PARCEL ADDRESS:	1801 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,121,200.00
APPLICANT'S OPINION:	$2,583,660.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 14 2014
Assessment Appeals Board

DOCUMENTS DEPT.
JAN 15 2014
SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4751
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 001A
PARCEL ADDRESS:	0P00 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,601,000.00
APPLICANT'S OPINION:	$1,215,840.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6113
APPLICANT:	2635 FILLMORE LLC
PARCEL NO.:	0582 024
PARCEL ADDRESS:	2635 FILLMORE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,860,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3153
APPLICANT:	TO, JAMES
PARCEL NO.:	0582 024
PARCEL ADDRESS:	2635 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,088,852.00
APPLICANT'S OPINION:	$1,006,510.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4946
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2011702422
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,759,978.00
APPLICANT'S OPINION:	$7,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4947
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2011701888
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,964,746.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5260
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 002
PARCEL ADDRESS:	1801 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,137,247.00
APPLICANT'S OPINION:	$2,066,667.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5261
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 001A
PARCEL ADDRESS:	0P00 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,614,374.00
APPLICANT'S OPINION:	$1,333,333.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2346
APPLICANT:	FEDERAL DEPOSIT INSURANCE CORPORATION
PARCEL NO.:	3708 097
PARCEL ADDRESS:	0025 JESSIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$45,222,446.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3199
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2012701886
PARCEL ADDRESS:	PARKMERCED NON-STUDENT APTS,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,425,000.00
APPLICANT'S OPINION:	$1,212,500.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ROLL CORRECTION

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3209
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2012702385
PARCEL ADDRESS:	PARKMERCED NON STUDENT APTS,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,035,178.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 23, 2014, at 9:30 a.m.

Present: Joseph Tham, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4750	Van Ness Capital Group, LLC	Submitted
2009-4751	Van Ness Capital Group, LLC	Submitted
2009-6113	2635 Fillmore LLC	Submitted
2011-5260	Van Ness Capital Group, LLC	Submitted
2011-5261	Van Ness Capital Group, LLC	Submitted

At the hour of 11:40 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:55 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4750	Van Ness Capital Group, LLC	A.V. Lowered by the Board but higher than assessor's recommended value.
2009-4751	Van Ness Capital Group, LLC	A.V. Lowered by the Board but higher than assessor's recommended value.
2009-6113	2635 Fillmore LLC	A.V. Lowered (Board)
2011-5260	Van Ness Capital Group, LLC	A.V. Lowered by the Board but higher than assessor's recommended value.
2011-5261	Van Ness Capital Group, LLC	A.V. Lowered by the Board but higher than assessor's recommended value.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3153	James To	Withdrawn
2011-4946	California State University	Postponed
2011-4947	California State University	Postponed

DOCUMENTS DEPT
FEB - 3 2014
SAN FRANCISCO PUBLIC LIBRARY

Appeal No.	Name	Disposition (continued)
2012-2346	Federal Deposit Insurance	Withdrawn
2012-3199	California State University	Postponed
2012-3209	California State University	Postponed

There being no further business, the Board, at the hour of 11:58 a.m., recessed to reconvene Thursday, January 23, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on January 27, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 23, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1119
APPLICANT:	McALPIN APARTMENTS, LLC
PARCEL NO.:	0285 003
PARCEL ADDRESS:	0427 0439 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,708,234.00
APPLICANT'S OPINION:	$3,425,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 14 2014
Assessment Appeals Board

JAN 15 2014

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1124
APPLICANT:	FLYNN, RUSSELL 1990 REV. TRUST
PARCEL NO.:	0072 023
PARCEL ADDRESS:	1040 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,611,497.00
APPLICANT'S OPINION:	$3,967,716.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4918
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 035
PARCEL ADDRESS:	0545 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,615,131.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4920
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 036
PARCEL ADDRESS:	0517 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,168,198.00
APPLICANT'S OPINION:	$4,600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1797
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 035
PARCEL ADDRESS:	0545 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,695,062.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1798
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 036
PARCEL ADDRESS:	0517 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,214,643.00
APPLICANT'S OPINION:	$4,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2312
APPLICANT:	McALPIN APARTMENTS, LLC
PARCEL NO.:	0285 003
PARCEL ADDRESS:	0427 0439 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,751,216.00
APPLICANT'S OPINION:	$2,875,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2328
APPLICANT:	RUSSELL B FLYNN 1990 REVOCABLE TRUST
PARCEL NO.:	0072 023
PARCEL ADDRESS:	1040 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,661,258.00
APPLICANT'S OPINION:	$3,330,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4542
APPLICANT:	WAVERLY PLACE PRPTS LLC
PARCEL NO.:	0210 037
PARCEL ADDRESS:	0112 0116 WAVERLY PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,051,027.00
APPLICANT'S OPINION:	$967,540.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4662
APPLICANT:	BORNO, SAM
PARCEL NO.:	0127 100
PARCEL ADDRESS:	0999 GREEN ST, 2402
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,180,000.00
APPLICANT'S OPINION:	$1,153,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4686
APPLICANT:	TOY REAL ESTATE INVESTMENT CO. II LLC
PARCEL NO.:	3721 025
PARCEL ADDRESS:	0171 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,388,862.00
APPLICANT'S OPINION:	$2,697,540.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4769
APPLICANT:	MARINA INN LLC
PARCEL NO.:	0496 013
PARCEL ADDRESS:	3110 OCTAVIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,946,486.00
APPLICANT'S OPINION:	$2,494,048.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4775
APPLICANT:	PATEL, VIJAY
PARCEL NO.:	3730 011
PARCEL ADDRESS:	0290 0298 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,927,793.00
APPLICANT'S OPINION:	$1,464,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5714
APPLICANT:	MANN PROPERTIES, LLC
PARCEL NO.:	0438A003
PARCEL ADDRESS:	3775 FILLMORE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,859,440.00
APPLICANT'S OPINION:	$2,316,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0543
APPLICANT:	SUNHILL ENTERPRISES
PARCEL NO.:	0175 033
PARCEL ADDRESS:	0888 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,468,807.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 23, 2014, at 1:30 p.m.

Present: Joseph Tham, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4918	Transamerica Realty Investment	Submitted
2010-4920	Transamerica Realty Investment	Submitted
2011-1797	Transamerica Realty Investment	Submitted
2011-1798	Transamerica Realty Investment	Submitted
2011-4542	Waverly Place Prpts LLC	Verbal Stipulation Approved
2011-4662	Sam Borno	Verbal Stipulation Approved

At the hour of 4:35 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:40 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4918	Transamerica Realty Investment	Continued to 1/29/14 at 11:00 a.m.
2010-4920	Transamerica Realty Investment	Continued to 1/29/14 at 11:00 a.m.
2011-1797	Transamerica Realty Investment	Continued to 1/29/14 at 11:00 a.m.
2011-1798	Transamerica Realty Investment	Continued to 1/29/14 at 11:00 a.m.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1119	McAlpin Apartments, LLC	Withdrawn
2010-1124	Flynn, Russell 1990 Rev Trust	Withdrawn
2011-2312	McAlpin Apartments, LLC	Withdrawn
2011-2328	Russell B Flynn 1990 Revoc	Withdrawn
2011-4686	Toy Real Estate Investment	Withdrawn
2011-4769	Marina Inn LLC	Withdrawn
2011-4775	Vijay Patel	Withdrawn

DOCUMENTS DEPT
FEB - 3 2014
SAN FRANCISCO PUBLIC LIBRARY

Appeal No.	Name	Disposition (Continued)
2011-5714	Mann Properties, LLC	Withdrawn
2012-0543	Sunhill Enterprises	Withdrawn

There being no further business, the Board, at the hour of 4:45 p.m., recessed to reconvene Monday, January 27, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on January 27, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, JANUARY 24, 2014
12:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session for the Board to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A)	APPLICATION:	2012-1323
	APPLICANT:	DOLLIVER, DWIGHT
	PARCEL NO.:	3573 048
	PARCEL ADDRESS:	2130 HARRISON ST, #1
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$951,994.00
	APPLICANT'S OPINION:	$550,000.00
	TAXABLE YEAR:	2012
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

GOVERNMENT DOCUMENTS
JAN 27 2014
SAN FRANCISCO PUBLIC

B)

APPLICATION:	2012-1421
APPLICANT:	LEONG, RONALD
PARCEL NO.:	1331 010
PARCEL ADDRESS:	0165 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,900,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C)

APPLICATION:	2012-1430
APPLICANT:	MARUYAMA, VIRGINIA
PARCEL NO.:	2540 022
PARCEL ADDRESS:	2760 19TH AVE, 14
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,000.00
APPLICANT'S OPINION:	$574,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D)

APPLICATION:	2012-1515
APPLICANT:	KEMPAINEN, STEPHEN
PARCEL NO.:	3622 057
PARCEL ADDRESS:	0512 HILL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,797,802.00
APPLICANT'S OPINION:	$1,360,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E)

APPLICATION:	2012-1542
APPLICANT:	VARUM, GARY
PARCEL NO.:	1057 012
PARCEL ADDRESS:	0014 - 0018 WOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,791,861.00
APPLICANT'S OPINION:	$794,646.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

F)

APPLICATION:	2012-1606
APPLICANT:	CLARK, JONATHAN
PARCEL NO.:	2722 023
PARCEL ADDRESS:	0226 PALO ALTO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,200,000.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

G)

APPLICATION:	2012-2070
APPLICANT:	VARUM, GARY
PARCEL NO.:	1057 012
PARCEL ADDRESS:	0014 - 0018 WOOD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$469,387.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

H)

APPLICATION:	2012-5449
APPLICANT:	FANG, CARL
PARCEL NO.:	6154 014A
PARCEL ADDRESS:	0827 GOETTINGEN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$631,575.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, January 24, 2014 at 12:00 p.m.

Present: Richard Lee, Louisa Mendoza and Joseph Tham

Quorum present

Chairperson: Louisa Mendoza, Presiding

With no public present for comment, the Board went into closed session at the hour of 12:05 p.m. to review documents and deliberate the below listed applications. The Board reconvened in open session at 12:50 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1323	Dwight Dolliver	A.V. Lowered (Board)
2012-1421	Ronald Leong	A.V. Lowered (Board)
2012-1430	Virginia Maruyama	A.V. Lowered (Board)
2012-1515	Stephen Kempainen	A.V. Lowered (Board)
2012-1542	Gary Varum	A.V. Lowered (Board)
2012-1606	Jonathan Clark	A.V. Lowered (Board)
2012-2070	Gary Varum	Denied
2012-5449	Carl Fang	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 12:55 p.m., recessed to reconvene Monday, January 27, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

DOCUMENTS DEPT

FEB - 3 2014

SAN FRANCISCO PUBLIC LIBRARY

Approved by the Board on Monday, January 27, 2014

Angela Calvillo
Clerk of the Board of Supervisors

01-27-14P02:07 RCVD

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, January 27, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1760
APPLICANT:	D&T LLC
PARCEL NO.:	1364 045
PARCEL ADDRESS:	4200 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,985,593.00
APPLICANT'S OPINION:	$1,284,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

GOVERNMENT INFORMATION
JAN 27 2014
SAN FRANCISCO PUBLIC
DATE POSTED
JAN 22 2014
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1676
APPLICANT:	HOSSAIN, FIAZ
PARCEL NO.:	6592 059
PARCEL ADDRESS:	0318 DUNCAN ST, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,170,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1677
APPLICANT:	FARGO, NORMAN
PARCEL NO.:	2831 009
PARCEL ADDRESS:	4128 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,457,510.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1679
APPLICANT:	NAZARIAN, PAUL
PARCEL NO.:	1268 041
PARCEL ADDRESS:	3570 3590 FREDERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,796,245.00
APPLICANT'S OPINION:	$1,077,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1681
APPLICANT:	FRANKS, JON
PARCEL NO.:	1234 007
PARCEL ADDRESS:	1216 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,127,993.00
APPLICANT'S OPINION:	$1,277,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1715
APPLICANT:	OSUNDE, DANIEL
PARCEL NO.:	5358 004
PARCEL ADDRESS:	5114 5116 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$679,735.00
APPLICANT'S OPINION:	$351,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1723
APPLICANT:	CHONG, LINDA
PARCEL NO.:	1036 016
PARCEL ADDRESS:	0450 EUCLID AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,110,000.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1809
APPLICANT:	CHEUNG, CHING HO
PARCEL NO.:	1436 002
PARCEL ADDRESS:	0311 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,854,842.00
APPLICANT'S OPINION:	$1,250,711.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1838
APPLICANT:	REST, LAUREL
PARCEL NO.:	1048 029A
PARCEL ADDRESS:	2825 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,350,000.00
APPLICANT'S OPINION:	$1,045,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1852
APPLICANT:	HERLIHY, EAMONN
PARCEL NO.:	3987 009
PARCEL ADDRESS:	1001 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,630,871.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1895
APPLICANT:	EMMY PAPAZIAN LIVING TRUST
PARCEL NO.:	1763 020
PARCEL ADDRESS:	0320 JUDAH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,400,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1896
APPLICANT:	EMMY PAPAZIAN LIVING TRUST
PARCEL NO.:	1763 021
PARCEL ADDRESS:	0326 JUDAH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,900,915.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2784
APPLICANT:	CHIN, PETER
PARCEL NO.:	4259 018
PARCEL ADDRESS:	1367 1369 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,953,977.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4927
APPLICANT:	EMMY PAPAZIAN LIVING TRUST
PARCEL NO.:	1763 020
PARCEL ADDRESS:	0320 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,611,192.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4928
APPLICANT:	EMMY PAPAZIAN LIVING TRUST
PARCEL NO.:	1763 021
PARCEL ADDRESS:	0326 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,958,392.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, January 27, 2014, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan and Daniel Hershkowitz

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 and 2012 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1760	D & T LLC	Denied
2012-1681	Jon Franks	Verbal Stipulation Approved
2012-1715	Daniel Osunde	Verbal Stipulation Approved
2012-1723	Linda Chong	Submitted
2012-1809	Ching Ho Cheung	Submitted
2012-1838	Laurel Rest	Submitted

At the hour of 11:15 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:35 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1723	Linda Chong	A. V. Lowered (Board)
2012-1809	Ching Ho Cheung	A. V. Lowered (Assessor)
2012-1838	Laurel Rest	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1676	Fiaz Hossain	Withdrawn
2012-1677	Norman Fargo	Withdrawn
2012-1679	Paul Nazarian	Withdrawn
2012-1852	Eamonn Herlihy	Withdrawn
2012-1895	Emmy Papazian Living Trust	Postponed
2012-1896	Emmy Papazian Living Trust	Postponed
2012-2784	Peter Chin	Withdrawn
2012-4927	Emmy Papazian Living Trust	Postponed
2012-4928	Emmy Papazian Living Trust	Postponed

DOCUMENTS DEPT.
FEB - 7 2014
SAN FRANCISCO PUBLIC LIBRARY

There being no further business, the Board, at the hour of 11:40 a.m., recessed to reconvene Tuesday, January 28, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 4, 2014

Angela Calvillo
Clerk of the Board of Supervisors

01-27-14P02:08 RCVD

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 27, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0095
APPLICANT:	GOLDEN PIG PROPERTIES, INC.
PARCEL NO.:	3751 424
PARCEL ADDRESS:	0766 HARRISON ST, #5
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$491,510.00
APPLICANT'S OPINION:	$149,343.11
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

GOVERNMENT INFORMATION
JAN 27 2014
SAN FRANCISCO PUBLIC LIBRARY
DATE POSTED
JAN 22 2014
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0100
APPLICANT:	KOOSTRA, JOHN
PARCEL NO.:	0119 024
PARCEL ADDRESS:	0890 0898 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,152,497.00
APPLICANT'S OPINION:	$3,051,656.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0127
APPLICANT:	2277-2279-2281 SUTTER ST HOA
PARCEL NO.:	0681 027
PARCEL ADDRESS:	2277 SUTTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,828,914.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0128
APPLICANT:	2277-2279-2281 SUTTER ST HOA
PARCEL NO.:	0681 027
PARCEL ADDRESS:	2277 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,827,795.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0132
APPLICANT:	YEE, HARRY
PARCEL NO.:	0606 008
PARCEL ADDRESS:	2504 WASHINGTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,687,116.00
APPLICANT'S OPINION:	$1,371,960.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0151
APPLICANT:	AP SF GOUGH LLC
PARCEL NO.:	0617 013
PARCEL ADDRESS:	2080 GOUGH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,802,092.00
APPLICANT'S OPINION:	$3,002,092.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0152
APPLICANT:	AP SF 635 ELLIS LLC
PARCEL NO.:	0335 022
PARCEL ADDRESS:	0635 ELLIS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,812,808.00
APPLICANT'S OPINION:	$1,202,508.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0153
APPLICANT:	AP SF OFARRELL LLC
PARCEL NO.:	0321 037
PARCEL ADDRESS:	0735 O'FARRELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,203,362.00
APPLICANT'S OPINION:	$1,503,362.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0206
APPLICANT:	HAL 335-347 GREEN SF, LLC
PARCEL NO.:	0133 043
PARCEL ADDRESS:	0345 0347 GREEN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,193,777.00
APPLICANT'S OPINION:	$1,643,769.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0210
APPLICANT:	HAL 1516 LARKIN S F LLC
PARCEL NO.:	0218 016
PARCEL ADDRESS:	1516 LARKIN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,206,510.00
APPLICANT'S OPINION:	$1,706,510.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0276
APPLICANT:	VOTRUBA, JOHN
PARCEL NO.:	0106 038
PARCEL ADDRESS:	0218 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,615,243.00
APPLICANT'S OPINION:	$2,404,777.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0298
APPLICANT:	POUTRE, MICHAEL
PARCEL NO.:	3787 215
PARCEL ADDRESS:	00200 TOWNSEND ST, #48
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$681,596.00
APPLICANT'S OPINION:	$453,395.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0309
APPLICANT:	PARKER, DARRYL
PARCEL NO.:	0793 099
PARCEL ADDRESS:	0525 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,120,634.00
APPLICANT'S OPINION:	$840,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0383
APPLICANT:	NAVARRO FAMILY LIVING TRUST
PARCEL NO.:	1635 012A
PARCEL ADDRESS:	0695 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,750,584.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0385
APPLICANT:	NAVARRO FAMILY LIVING TRUST
PARCEL NO.:	1597 044
PARCEL ADDRESS:	4645 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,627,361.00
APPLICANT'S OPINION:	$1,000,810.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, January 27, 2014, at 1:30 p.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0095	Golden Pig Properties, Inc.	Submitted
2012-0100	John Koostra	Verbal Stipulation Approved
2012-0132	Harry Yee	Verbal Stipulation Approved
2012-0210	Hal 1516 Larking SF, LLC	Verbal Stipulation Approved
2012-0309	Darryl Parker	Verbal Stipulation Approved

At the hour of 3:45 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 3:56 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0095	Golden Pig Properties, Inc.	A.V. Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2012 roll year having not been present for hearing as scheduled, the Board took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0276	John Votruba	Denied; No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0127	2277-2279-2281 Sutter St HOA	Rejected as Invalid
2012-0128	2277-2279-2281 Sutter St HOA	Rejected as Invalid
2012-0151	AP SF Gough LLC	Postponed
2012-0152	AP SF 635 Ellis LLC	Postponed

DOCUMENTS DEPT.
FEB - 3 2014
SAN FRANCISCO PUBLIC LIBRARY

Appeal No.	Name	Disposition (continued)
2012-0153	AP SF O'Farrell LLC	Postponed
2012-0206	HAL 335-347 Green SF LLC	Withdrawn
2012-0298	Michael Poutre	Withdrawn
2012-0383	Navarro Family Living Trust	Withdrawn
2012-0385	Navarro Family Living Trust	Withdrawn

There being no further business, the Board, at the hour of 4:02 p.m., recessed to reconvene Wednesday, January 29, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on January 29, 2014

Angela Calvillo
Clerk of the Board of Supervisors

01-27-14P02:08 RCVD

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 28, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0218
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0319 022
PARCEL ADDRESS:	0775 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,131,433.00
APPLICANT'S OPINION:	$4,131,433.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

GOVERNMENT INFORMATION CENTER
SAN FRANCISCO PUBLIC LIBRARY
JAN 27 2014

DATE POSTED
JAN 22 2014
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0220
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0319 022
PARCEL ADDRESS:	0775 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,125,210.00
APPLICANT'S OPINION:	$6,125,210.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0221
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0319 022
PARCEL ADDRESS:	0775 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,124,926.00
APPLICANT'S OPINION:	$4,004,926.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0224
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0692 011
PARCEL ADDRESS:	1080 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,879,915.00
APPLICANT'S OPINION:	$1,479,915.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0225
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0692 011
PARCEL ADDRESS:	1080 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,871,604.00
APPLICANT'S OPINION:	$1,471,604.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0226
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0692 011
PARCEL ADDRESS:	1080 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,838,092.00
APPLICANT'S OPINION:	$1,402,092.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0227
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0252 011
PARCEL ADDRESS:	1160 PINE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,002,670.00
APPLICANT'S OPINION:	$1,502,670.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0228
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0252 011
PARCEL ADDRESS:	1160 PINE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,000,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0230
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0252 011
PARCEL ADDRESS:	1160 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,040,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0231
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0912 005
PARCEL ADDRESS:	3830 DIVISADERO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,179,615.00
APPLICANT'S OPINION:	$2,579,615.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0232
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0912 005
PARCEL ADDRESS:	3830 DIVISADERO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,176,690.00
APPLICANT'S OPINION:	$2,576,690.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0233
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0912 005
PARCEL ADDRESS:	3830 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,185,689.00
APPLICANT'S OPINION:	$2,503,689.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0234
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0275 010
PARCEL ADDRESS:	1035 PINE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,266,200.00
APPLICANT'S OPINION:	$5,266,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0235
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0275 010
PARCEL ADDRESS:	1035 PINE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,255,835.00
APPLICANT'S OPINION:	$5,255,835.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0236
APPLICANT:	CP SF PROPERTY III LLC
PARCEL NO.:	0275 010
PARCEL ADDRESS:	1035 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,147,282.00
APPLICANT'S OPINION:	$5,007,282.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

01-27-14P02:09 RCVD

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, January 28, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0660
APPLICANT:	MCGRATH, MARTINA
PARCEL NO.:	1741 024
PARCEL ADDRESS:	0834 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,013,329.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 22 2014
Assessment Appeals Board

GOVERNMENT INFORMATION CENTER
JAN 27 2014
SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0661
APPLICANT:	LUO, FLORA
PARCEL NO.:	6048 002
PARCEL ADDRESS:	2724 2726 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,392,908.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0675
APPLICANT:	PENA, TOMAS
PARCEL NO.:	3596 009
PARCEL ADDRESS:	2344 2348 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$956,848.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0679
APPLICANT:	LIN, JANET
PARCEL NO.:	2923 078
PARCEL ADDRESS:	0112 KENSINGTON WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$613,331.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1336
APPLICANT:	BROYDO FAMILY TRUST
PARCEL NO.:	1020 070
PARCEL ADDRESS:	3439 SACRAMENTO ST, 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1339
APPLICANT:	WEINREB, MARION
PARCEL NO.:	6656 061
PARCEL ADDRESS:	0126 0128 RANDALL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,428,474.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1340
APPLICANT:	HAYNES, AUDREY
PARCEL NO.:	6590 085
PARCEL ADDRESS:	0557 27TH ST, UNIT 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,065,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1342
APPLICANT:	GREEN, FRANK
PARCEL NO.:	3647 026
PARCEL ADDRESS:	0223 0227 FAIR OAKS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,613,326.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1355
APPLICANT:	LEE, LANCE
PARCEL NO.:	2641 021
PARCEL ADDRESS:	0235 EDGEWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,820,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1668
APPLICANT:	HURWITT PROPERTIES LLC
PARCEL NO.:	1650 012
PARCEL ADDRESS:	3100 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,575,468.00
APPLICANT'S OPINION:	$1,187,989.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1670
APPLICANT:	GILPIN, BRUCE
PARCEL NO.:	6604 066
PARCEL ADDRESS:	0625 DUNCAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,965,641.00
APPLICANT'S OPINION:	$4,220,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1687
APPLICANT:	STONICH, FRANK
PARCEL NO.:	4263 007
PARCEL ADDRESS:	1366 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$783,568.00
APPLICANT'S OPINION:	$600,216.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1688
APPLICANT:	STONICH, FRANK
PARCEL NO.:	4214 018
PARCEL ADDRESS:	1227 1231 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$991,884.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, January 28, 2014, at 1:33 p.m.

Present: Joseph Tham, Richard Lee and Diana Daniel

Quorum present

Chairperson: Joseph Tham, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0660	Martina McGrath	Verbal Stipulation Approved
2012-1336	Broydo Family Trust	Submitted
2012-1339	Marion Weinreb	Verbal Stipulation Approved
2012-1342	Frank Green	Submitted
2012-1355	Lance Lee	Submitted

At the hour of 2:40 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:58 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1336	Broydo Family Trust	Denied
2012-1342	Frank Green	A.V. Lowered (Board)
2012-1355	Lance Lee	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0661	Flora Luo	Postponed
2012-0675	Tomas Pena	Withdrawn
2012-0679	Janet Lin	Withdrawn
2012-1340	Audrey Haynes	Withdrawn
2012-1668	Hurwitt Properties LLC	Withdrawn
2012-1670	Bruce Gilpin	Withdrawn
2012-1687	Frank Stonich	Postponed
2012-1688	Frank Stonich	Postponed

GOVERNMENT
DOCUMENTS DEPT

FEB 21 2014

SAN FRANCISCO
PUBLIC LIBRARY

There being no further business, the Board, at the hour of 3:05 p.m., recessed to reconvene Wednesday, January 29, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 13, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JANUARY 29, 2014
11:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session for the Board to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A)

APPLICATION:	2010-4918
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 035
PARCEL ADDRESS:	0545 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,615,131.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 24 2014
Assessment Appeals Board
SAN FRANCISCO GOVERNMENT
JAN 27 2014

B)

APPLICATION:	2010-4920
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 036
PARCEL ADDRESS:	0517 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,168,198.00
APPLICANT'S OPINION:	$4,600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C)

APPLICATION:	2011-1797
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 035
PARCEL ADDRESS:	0545 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,695,062.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property

D)

APPLICATION:	2011-1798
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 036
PARCEL ADDRESS:	0517 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,214,643.00
APPLICANT'S OPINION:	$4,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

01-27-14A11:43 RCVD

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED
JAN 24 2014
Assessment Appeals Board

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JANUARY 29, 2014
11:00 AM

SF
AB2
#1
1/29/14
closed
AMENDED

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session for the Board to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A)	APPLICATION:	2010-4918
	APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
	PARCEL NO.:	0207 035
	PARCEL ADDRESS:	0545 SANSOME ST,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$10,615,131.00
	APPLICANT'S OPINION:	$7,500,000.00
	TAXABLE YEAR:	2010
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR
B)	APPLICATION:	2010-4920
	APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
	PARCEL NO.:	0207 036
	PARCEL ADDRESS:	0517 WASHINGTON ST,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$6,168,198.00
	APPLICANT'S OPINION:	$4,600,000.00
	TAXABLE YEAR:	2010
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

JAN 27 2014

AMENDED
JAN 24 2014
Assessment Appeals Board

C)

APPLICATION:	2011-1797
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 035
PARCEL ADDRESS:	0545 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,695,062.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D)

APPLICATION:	2011-1798
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 036
PARCEL ADDRESS:	0517 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,214,643.00
APPLICANT'S OPINION:	$4,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E)

APPLICATION:	2011-5260
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 002
PARCEL ADDRESS:	1801 VAN NESS AVE,
TOPIC:	Administrative issue regarding allocating value between two lots
CURRENT ASSESSMENT:	$3,137,247.00
APPLICANT'S OPINION:	$2,066,667.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

F)

APPLICATION:	2011-5261
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 001A
PARCEL ADDRESS:	,
TOPIC:	Administrative issue regarding allocating value between two lots
CURRENT ASSESSMENT:	$2,614,374.00
APPLICANT'S OPINION:	$1,333,333.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, January 29, 2014 at 11:00 a.m.

Present: Joseph Tham, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

With no public present for comment, the Board went into closed session at the hour of 11:05 a.m. to review documents and deliberate the below listed applications. The Board reconvened in open session at 11:55 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4918	Transamerica Realty Investment Properties, LLC	A.V. Lowered (Board)
2010-4920	Transamerica Realty Investment Properties, LLC	A.V. Lowered (Board)
2011-1797	Transamerica Realty Investment Properties, LLC	A.V. Lowered (Board)
2011-1798	Transamerica Realty Investment Properties, LLC	A.V. Lowered (Board)
2011-5260	Van Ness Capital Group, LLC	A.V. Lowered (Board), re allocated Board previous value between the 2 lots.
2011-5261	Van Ness Capital Group, LLC	A.V. Lowered by Board, but higher then assessor's recommended value, re allocated Board previous value between the 2 lots.

There being no further business, the Board, at the hour of 12:00 p.m., recessed to reconvene Wednesday, January 29, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

DOCUMENTS DEPT.

FEB - 7 2014

SAN FRANCISCO PUBLIC LIBRARY

Approved by the Board on Monday, February 3, 2014

Angela Calvillo
Clerk of the Board of Supervisors

01-27-14P2:09 RCVD

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 29, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0405
APPLICANT:	HAIDT, STERLING
PARCEL NO.:	3776 380
PARCEL ADDRESS:	0555 04TH ST, #809
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,080,000.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

DATE POSTED
JAN 2 2 2014
Assessment Appeals Board

GOVERNMENT INFORMATION CENTER
SAN FRANCISCO PUBLIC LIBRARY
JAN 27 2014

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0432
APPLICANT:	CHOW, NANCY
PARCEL NO.:	0275A055
PARCEL ADDRESS:	1001 PINE ST, 603
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$437,008.00
APPLICANT'S OPINION:	$370,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0469
APPLICANT:	TAPLIN, RUSSELL
PARCEL NO.:	0100 035A
PARCEL ADDRESS:	0002V ALADDIN TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$462,398.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0475
APPLICANT:	HAFEEZ, ABDUL
PARCEL NO.:	0162 025
PARCEL ADDRESS:	0515 0525 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,590,389.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0485
APPLICANT:	KIMBERLY, ALFRED
PARCEL NO.:	0452T020C
PARCEL ADDRESS:	0900 NORTH POINT ST, 517 B13C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$239,061.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0509
APPLICANT:	KWON, DANIEL
PARCEL NO.:	3725 082
PARCEL ADDRESS:	0987 0991 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,437,836.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0536
APPLICANT:	BELLET, DAVID
PARCEL NO.:	0452T045D
PARCEL ADDRESS:	0900 NORTH POINT ST, 632 B37D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$268,962.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0556
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	3525 081
PARCEL ADDRESS:	0430 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,647,992.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0559
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	0175 011
PARCEL ADDRESS:	0478 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,165,112.00
APPLICANT'S OPINION:	$1,470,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0573
APPLICANT:	SHINNAWI, WALID
PARCEL NO.:	3789 748
PARCEL ADDRESS:	0229 BRANNAN ST, #18D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,316,000.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0576
APPLICANT:	SENEGOR EXCHANGE
PARCEL NO.:	4094 082
PARCEL ADDRESS:	0806 RHODE ISLAND ST, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,609,144.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0590
APPLICANT:	BENARTZI, AMATZIA
PARCEL NO.:	0247C058
PARCEL ADDRESS:	1200 CALIFORNIA ST, #019A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,218,000.00
APPLICANT'S OPINION:	$1,696,111.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0591
APPLICANT:	DUYNHOUWER, JOYCE
PARCEL NO.:	0452T044J
PARCEL ADDRESS:	0900 NORTH POINT ST, 631 B36J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$269,000.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0597
APPLICANT:	HARNEY, JOSEPH
PARCEL NO.:	3779 028
PARCEL ADDRESS:	0575 7TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$487,997.00
APPLICANT'S OPINION:	$249,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0598
APPLICANT:	HARNEY, JOSEPH
PARCEL NO.:	3779 029
PARCEL ADDRESS:	0060 GILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,464,004.00
APPLICANT'S OPINION:	$747,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, January 29, 2014, at 1:30 p.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 roll year being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0432	Nancy Chow	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2012 roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0469	Russell Taplin	Denied; No Show
2012-0475	Abdul Hafeez	Denied; No Show
2012-0485	Alfred Kimberly	Denied; No Show
2012-0536	David Bellet	Denied; No Show
2012-0573	Walid Shinnawi	Denied; No Show
2012-0576	Senegor Exchange	Denied; No Show
2012-0590	Amatzia Benartzi	Denied; No Show
2012-0591	Joyce Duynhouwer	Denied; No Show

The following listed applicants for change in the assessed valuation of property affecting the 2012 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0405	Sterling Haidt	Withdrawn
2012-0509	Daniel Kwon	Withdrawn
2012-0556	Claudio Mariani	Withdrawn
2012-0559	Claudio Mariani	Withdrawn

DOCUMENTS DEPT
FEB - 3 2014
PUBLIC LIBRARY

Appeal No.	Name	Disposition (continued)
2012-0597	Joseph Harney	Withdrawn
2012-0598	Joseph Harney	Withdrawn

There being no further business, the Board, at the hour of 1:58 p.m., recessed to reconvene Thursday, January 30, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on January 30, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

JAN 23 2014

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, JANUARY 30, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review, edit and take possible action on the findings of fact prepared for the below listed application as requested by the applicant (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-5806
APPLICANT:	GLENBOROUGH FOUNDRY SQUARE LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0400 HOWARD ST.
TOPIC:	LEOP Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	2ND ESCAPE

JAN 24 2014

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

DOCUMENTS DEPT.
FEB - 7 2014
SAN FRANCISCO PUBLIC LIBRARY

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 30, 2014, at 9:37 a.m.

Present: Diane Robinson, Joseph Tham and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at the hour of 9:40 a.m. with legal counsel to continue preparing the Board's findings of fact for the below listed application.

At the hour of 11:12 a.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-5806	Glenborough Foundry Square, LLC	Continued to Monday, February 3, 2014 at 9:30 AM

There being no further business, the Board, at the hour of 11:15 a.m. recessed to reconvene Monday, February 3, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Monday, February 3, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, January 30, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4360
APPLICANT:	EXTRA SPACE OF FOLSOM STREET LLC
PARCEL NO.:	3517 013
PARCEL ADDRESS:	1400 1450 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,222,542.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 2 2 2014
Assessment Appeals Board

GOVERNMENT INFORMATION
JAN 2 7 2014
SAN FRANCISCO PUBLIC

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4361
APPLICANT:	USA SF SELF STORAGE, DST
PARCEL NO.:	3513 080
PARCEL ADDRESS:	0190 0198 OTIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,971,930.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4933
APPLICANT:	USA SF SELF STORAGE, DST
PARCEL NO.:	3513 080
PARCEL ADDRESS:	0190 0198 OTIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,122,318.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4934
APPLICANT:	EXTRA SPACE OF FOLSOM STREET LLC
PARCEL NO.:	3517 013
PARCEL ADDRESS:	1400 1450 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,367,287.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1454
APPLICANT:	FANG, LUCETTE
PARCEL NO.:	1383 058
PARCEL ADDRESS:	6120 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$810,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1639
APPLICANT:	JANG, AMY
PARCEL NO.:	1453 004
PARCEL ADDRESS:	0327 21ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,281,061.00
APPLICANT'S OPINION:	$959,956.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1690
APPLICANT:	FUBINI, ROSS
PARCEL NO.:	3598 021
PARCEL ADDRESS:	3772 3776 20TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,542,783.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1721
APPLICANT:	CHI, TIN CHOI
PARCEL NO.:	6113 009
PARCEL ADDRESS:	0668 DARTMOUTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$956,362.00
APPLICANT'S OPINION:	$568,781.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1743
APPLICANT:	TARLAU, JILL
PARCEL NO.:	0477 032
PARCEL ADDRESS:	0120 CULEBRA TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,425,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3220
APPLICANT:	EXTRA SPACE OF FOLSOM STREET LLC
PARCEL NO.:	3517 013
PARCEL ADDRESS:	1400 1450 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,754,631.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3221
APPLICANT:	USA SF SELF STORAGE, DST
PARCEL NO.:	3513 080
PARCEL ADDRESS:	0190 0198 OTIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,524,763.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

02-12-14P05:02

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, January 30, 2014, at 1:30 p.m.

Present: Mark Watts, Richard Lee and Mervin Conlan

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1721	Tin Choi Chi	Submitted
2012-1743	Jill Tarlau	Submitted

At the hour of 2:25 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:35 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1721	Tin Choi Chi	A.V. Lowered (Board)
2012-1743	Jill Tarlau	Denied

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4360	Extra Space of Folsom Street	Withdrawn
2010-4361	USA SF Self Storage, DST	Withdrawn
2011-4933	USA SF Self Storage, DST	Withdrawn
2011-4934	Extra Space of Folsom Street	Withdrawn
2012-1454	Lucette Fang	Postponed
2012-1639	Amy Jang	Postponed
2012-1690	Ross Fubini	Withdrawn
2012-3220	Extra Space of Folsom Street	Withdrawn
2012-3221	USA SF Self Storage, DST	Withdrawn

There being no further business, the Board, at the hour of 2:40 p.m., recessed to reconvene Tuesday, February 4, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on February 10, 2014

Angela Calvillo
Clerk of the Board of Supervisors

01-27-14P12:14 RCVD

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, January 31, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2043
APPLICANT:	BUTTON, MARTIN
PARCEL NO.:	0256T195M
PARCEL ADDRESS:	0710 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,000.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
JAN 22 2014
Assessment Appeals Board

GOVERNMENT INFORMATION CENTER
JAN 27 2014
SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2044
APPLICANT:	BUTTON, MARTIN
PARCEL NO.:	0256T142M
PARCEL ADDRESS:	0710 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,450.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2047
APPLICANT:	BUTTON, MARTIN
PARCEL NO.:	0256T077M
PARCEL ADDRESS:	0710 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,000.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2622
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	1018 012
PARCEL ADDRESS:	3657 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,946,656.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2624
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	1018 020
PARCEL ADDRESS:	3637 3641 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,119,988.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2625
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	0149 021
PARCEL ADDRESS:	1644 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,081,420.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2626
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	0165 017
PARCEL ADDRESS:	0735 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,052,244.00
APPLICANT'S OPINION:	$9,371,400.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2627
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	0688 001
PARCEL ADDRESS:	1501 1505 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,388,239.00
APPLICANT'S OPINION:	$9,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2628
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	3597 039
PARCEL ADDRESS:	0727 0729 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,786,647.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2629
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	1671 001
PARCEL ADDRESS:	0801 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,401,659.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2630
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	4083 001A
PARCEL ADDRESS:	2345 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,448,905.00
APPLICANT'S OPINION:	$3,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2631
APPLICANT:	LITKE PROPERTIES SANSOME, LLC
PARCEL NO.:	0238 006
PARCEL ADDRESS:	0350 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,635,408.00
APPLICANT'S OPINION:	$20,209,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2632
APPLICANT:	LITKE, JEFFREY
PARCEL NO.:	0143 002
PARCEL ADDRESS:	0300 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,703,981.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2633
APPLICANT:	LITKE, JEFFREY
PARCEL NO.:	0640 012
PARCEL ADDRESS:	2085 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,349,033.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, February 3, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0458
APPLICANT:	NG, PHILLIP MING
PARCEL NO.:	1333 020
PARCEL ADDRESS:	2438 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,054,060.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
JAN 30 2014
Assessment Appeals Board

DOCUMENTS DEPT.

FEB - 3 2014

SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0592
APPLICANT:	DR HOSTELS, LLC
PARCEL NO.:	0304 018
PARCEL ADDRESS:	0711 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,266,650.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0601
APPLICANT:	DR HOSTELS, LLC
PARCEL NO.:	0304 006
PARCEL ADDRESS:	0630 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,918,748.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0626
APPLICANT:	KIM, DAE WOONG
PARCEL NO.:	0700 036
PARCEL ADDRESS:	1600 - 1630 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,461,972.00
APPLICANT'S OPINION:	$1,477,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0689
APPLICANT:	LATCH, DAVID
PARCEL NO.:	0095 006
PARCEL ADDRESS:	1234 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,747,192.00
APPLICANT'S OPINION:	$1,649,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0698
APPLICANT:	KENNEDY, IRENE
PARCEL NO.:	3779 186
PARCEL ADDRESS:	0317 HARRIET ST, #9
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$681,000.00
APPLICANT'S OPINION:	$534,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0757
APPLICANT:	STERLING INVESTMENTS, LLC
PARCEL NO.:	0622 021
PARCEL ADDRESS:	1776 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,247,255.00
APPLICANT'S OPINION:	$1,349,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0807
APPLICANT:	ROHER, MARTIN
PARCEL NO.:	0579C012
PARCEL ADDRESS:	2100 PACIFIC AVE, #006B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,800,000.00
APPLICANT'S OPINION:	$2,492,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0810
APPLICANT:	GOEPPINGER, COLE
PARCEL NO.:	0852 010
PARCEL ADDRESS:	0180 – 0182 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,154,650.00
APPLICANT'S OPINION:	$1,725,500.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0811
APPLICANT:	DYKES, RONALD
PARCEL NO.:	0452T020H
PARCEL ADDRESS:	0900 NORTH POINT ST, 517 B13H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$269,000.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0831
APPLICANT:	GRIGGI, KAREN
PARCEL NO.:	3729 048
PARCEL ADDRESS:	0744 - 0746 CLEMENTINA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,104,203.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0972
APPLICANT:	433 TURK STREET, LLC
PARCEL NO.:	0346 016
PARCEL ADDRESS:	0433 TURK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,807,990.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0994
APPLICANT:	SVEC, BRANKO
PARCEL NO.:	0452T025F
PARCEL ADDRESS:	0900 NORTH POINT ST, 533 B17F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$269,000.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

02-18-14P05:02 RCVD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, February 3, 2014, at 9:30 a.m.

GOVERNMENT INFO... SAN FRANCISCO PUBL... FEB 12 2014

Present: Diane Robinson, Joseph Tham and Mark Watts

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0698	Irene Kennedy	Submitted
2012-0807	Martin Roher	Denied

At the hour of 10:10 a.m. the Board went into closed session with legal counsel to deliberate and take possible action on the above-referenced submitted application, together with application 2010-5806, which was continued from Friday, January 31, 2014. The Board reconvened in open session at 11:15 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5806	Glenborough Foundry Square LLC	Board approved the findings of fact; clerk to issue under separate cover letter
2012-0698	Irene Kennedy	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0994	Branko Svec	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0458	Phillip Ming Ng	Withdrawn
2012-0592	Dr Hostels, LLC	Withdrawn

Appeal No.	Name	Disposition (continued)
2012-0601	Dr Hostels, LLC	Withdrawn
2012-0626	Dae Woong Kim	Withdrawn
2012-0689	David Latch	Withdrawn
2012-0757	Sterling Investments, LLC	Withdrawn
2012-0810	Cole Goeppinger	Withdrawn
2012-0811	Ronald Dykes	Withdrawn
2012-0831	Karen Griggi	Withdrawn
2012-0972	433 Turk Street, LLC	Withdrawn

There being no further business, the Board, at the hour of 11:20 a.m., recessed to reconvene Tuesday, February 4, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on February 6, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, February 4, 2014, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2055
APPLICANT:	ROCKMAN, JONATHAN
PARCEL NO.:	3544 014
PARCEL ADDRESS:	0198 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,745,075.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 30 2014
Assessment Appeals Board

DOCUMENTS DEPT

FEB - 3 2014

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2075
APPLICANT:	720 CLEMENT STREETS, LLC
PARCEL NO.:	1425 022
PARCEL ADDRESS:	0720 - 0724 CLEMENT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,200,000.00
APPLICANT'S OPINION:	$880,928.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2078
APPLICANT:	AEBY, STEPHEN
PARCEL NO.:	4101 110
PARCEL ADDRESS:	0025 SIERRA WEST ST, 403
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$970,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2085
APPLICANT:	TAM, ELLEN
PARCEL NO.:	1012 010
PARCEL ADDRESS:	3720 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,418,544.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2086
APPLICANT:	RAMOS, LOLITA
PARCEL NO.:	4228 050
PARCEL ADDRESS:	1207 INDIANA ST, #13
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$760,504.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2097
APPLICANT:	ZHANG, JEFFREY
PARCEL NO.:	5338 005
PARCEL ADDRESS:	5024 - 5030 3RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,523,490.00
APPLICANT'S OPINION:	$800,310.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2114
APPLICANT:	LAM-HO, JUDY
PARCEL NO.:	1771 051
PARCEL ADDRESS:	1535 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,309,274.00
APPLICANT'S OPINION:	$920,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2116
APPLICANT:	LEHNERT, BRUCE
PARCEL NO.:	2085 030
PARCEL ADDRESS:	1874 GREAT HWY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,359,993.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2118
APPLICANT:	HO, JR., THOMAS
PARCEL NO.:	1371 015
PARCEL ADDRESS:	0171- 11TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,820,441.00
APPLICANT'S OPINION:	$1,215,174.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2125
APPLICANT:	HSU, ALICE
PARCEL NO.:	1007 021
PARCEL ADDRESS:	0308 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,192,964.00
APPLICANT'S OPINION:	$2,365,264.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2127
APPLICANT:	YEE, BONNY
PARCEL NO.:	1044 015
PARCEL ADDRESS:	0280 EUCLID AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,173,896.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2356
APPLICANT:	GEORGES, CHRISTOPHER
PARCEL NO.:	1252 033
PARCEL ADDRESS:	0762 0764 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,273,635.00
APPLICANT'S OPINION:	$2,800,349.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4547
APPLICANT:	720 CLEMENT STREET, LLC
PARCEL NO.:	1425 022
PARCEL ADDRESS:	0720 0724 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,233,215.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

GOVERNMENT DOCUMENTS
SAN FRANCISCO PUBLIC LIBRARY
FEB 12 2014

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, February 4, 2014, at 9:30 a.m.

Present: Louisa Mendoza, John Lee and Mervin Conlan

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

SF
A82
#2
2/4/14

Appeal No.	Name	Disposition
2012-2356	Christopher Georges	Submitted

At the hour of 10:09 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:20 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-2356	Christopher Georges	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2078	Stephen Aeby	Denied-No Show
2012-2097	Jeffrey Zhang	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2055	Jonathan Rockman	Withdrawn
2012-2075	720 Clement Street, LLC	Withdrawn
2012-2085	Ellen Tam	Withdrawn
2012-2086	Lolita Ramos	Postponed
2012-2114	Judy Lam-Ho	Withdrawn

Appeal No.	Name	Disposition (continued)
2012-2116	Bruce Lehnert	Withdrawn
2012-2118	Thomas Ho, Jr.	Withdrawn
2012-2125	Alice Hsu	Withdrawn
2012-2127	Bonny Yee	Withdrawn
2012-4547	720 Clement Street, LLC	Withdrawn

There being no further business, the Board, at the hour of 10:25 a.m., recessed to reconvene Monday, February 10, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on February 10, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 4, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1060
APPLICANT:	HAAS, HELMUT
PARCEL NO.:	3752 140
PARCEL ADDRESS:	1100 0110 SCOTT ALLY,
TOPIC:	Other
CURRENT ASSESSMENT:	$480,000.00
APPLICANT'S OPINION:	$280,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
JAN 30 2014
Assessment Appeals Board

DOCUMENTS DEPT

FEB - 3 2014

PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1071
APPLICANT:	SEELEY, MARSHA
PARCEL NO.:	0711C022
PARCEL ADDRESS:	0065 CLEARY CT, #10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$548,504.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1094
APPLICANT:	CHOW, RAYMOND WB
PARCEL NO.:	3776 406
PARCEL ADDRESS:	0555 04TH ST, #835
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,080,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1119
APPLICANT:	CHAN, DONUN
PARCEL NO.:	0132 043
PARCEL ADDRESS:	0435 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,599,216.00
APPLICANT'S OPINION:	$2,216,080.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1140
APPLICANT:	LAU, BRUCE
PARCEL NO.:	0224 085
PARCEL ADDRESS:	0929 CLAY ST, 5
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$600,246.00
APPLICANT'S OPINION:	$490,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1181
APPLICANT:	PACHECO, MELODIE
PARCEL NO.:	0567C110
PARCEL ADDRESS:	1940 BROADWAY, #007
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,700,000.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1204
APPLICANT:	DONG, RICHARD
PARCEL NO.:	0087 007D
PARCEL ADDRESS:	1622 1624 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,011,109.00
APPLICANT'S OPINION:	$839,873.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1259
APPLICANT:	RUTLEDGE, ROBERT
PARCEL NO.:	0558 036
PARCEL ADDRESS:	2243A GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,663,993.00
APPLICANT'S OPINION:	$1,232,500.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1261
APPLICANT:	FIVE STARS INVESTMENT LLC
PARCEL NO.:	3753 079
PARCEL ADDRESS:	0363 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,555,546.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1265
APPLICANT:	2845 PIERCE STREET LLC
PARCEL NO.:	0537 001E
PARCEL ADDRESS:	2845 PIERCE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,215,838.00
APPLICANT'S OPINION:	$2,784,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1327
APPLICANT:	BENNETT FAMILY TRUST
PARCEL NO.:	0821 047
PARCEL ADDRESS:	0736 0744 FELL ST, 740
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$555,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1397
APPLICANT:	SMORGON, JENNIFER
PARCEL NO.:	0738 052
PARCEL ADDRESS:	0851 VAN NESS AVE, 104
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$681,290.00
APPLICANT'S OPINION:	$475,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1534
APPLICANT:	YANDLE, JOHN
PARCEL NO.:	3779 067
PARCEL ADDRESS:	0877 0879 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,634,010.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1551
APPLICANT:	DIVER, KRISTINA
PARCEL NO.:	3794 206
PARCEL ADDRESS:	0170 KING ST, 806
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$635,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1563
APPLICANT:	FRE 344, LLC
PARCEL NO.:	0173 002
PARCEL ADDRESS:	0649 FRONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,500,000.00
APPLICANT'S OPINION:	$3,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

02-12-14P05:03 RCVD

INFORMATION CENTER
FEB 12 2014
LIBRARY

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, February 4, 2014, at 1:32 p.m.

Present: Jeffrey Morris, Joseph Tham and Eugene Valla

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
AB2
#2
2/4/14

Appeal No.	Name	Disposition
2012-1140	Bruce Lau	Verbal Stipulation Approved
2012-1181	Melodie Pacheco	Submitted; continued to 12:00 on 2/6/14 for closed deliberation
2012-1204	Richard Dong	Submitted; continued to 12:00 on 2/6/14 for closed deliberation
2012-1261	Five Stars Investment LLC	Postponed at Hearing
2012-1327	Bennett Family Trust	Submitted; continued to 12:00 on 2/6/14 for closed deliberation

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-1551	Kristina Diver	Denied; No Show

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1060	Helmut Haas	Withdrawn
2012-1071	Marsha Seeley	Withdrawn
2012-1094	Raymond WB Chow	Postponed
2012-1119	Donun Chan	Withdrawn

Appeal No.	Name	Disposition (continued)
2012-1259	Robert Rutledge	Postponed
2012-1265	2845 Pierce Street LLC	Withdrawn
2012-1397	Jennifer Smorgon	Withdrawn
2012-1534	John Yandle	Withdrawn
2012-1563	FRE 344 LLC	Withdrawn

There being no further business, the Board, at the hour of 4:06 p.m., recessed to reconvene Thursday, February 6, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on February 6, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 5, 2014
9:30 AM (ALLDAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0529
APPLICANT:	SIC HOTEL COMPANY SF
PARCEL NO.:	0244 001
PARCEL ADDRESS:	0950 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$145,388,869.00
APPLICANT'S OPINION:	$70,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
JAN 30 2014
Assessment Appeals Board

DOCUMENTS DEPT.

FEB - 3 2014

SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0613
APPLICANT:	EASTOPEN, INC
PARCEL NO.:	3701 059
PARCEL ADDRESS:	1215 1231 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,539,137.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0997
APPLICANT:	CHSP UNION SQUARE LLC
PARCEL NO.:	0305 009
PARCEL ADDRESS:	0550 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,984,588.00
APPLICANT'S OPINION:	$16,392,151.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0998
APPLICANT:	CHSP UNION SQUARE LLC
PARCEL NO.:	0305 008
PARCEL ADDRESS:	0542 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,399,337.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 6, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1981
APPLICANT:	BARNEYS STEINER, LLC
PARCEL NO.:	0491 020
PARCEL ADDRESS:	3342 3344 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,453,107.00
APPLICANT'S OPINION:	$435,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 30 2014
Assessment Appeals Board

DOCUMENTS DEPT.
FEB - 3 2014
SAN FRANCISCO

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5524
APPLICANT:	SKY PACIFIC HLDGS II LLC
PARCEL NO.:	0319 019
PARCEL ADDRESS:	0522 HYDE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,700,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0391
APPLICANT:	CHIN, PETER
PARCEL NO.:	0144 009
PARCEL ADDRESS:	0426 0430 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,437,282.00
APPLICANT'S OPINION:	$1,502,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1004
APPLICANT:	BARNEYS STEINER, LLC
PARCEL NO.:	0491 020
PARCEL ADDRESS:	3342 3344 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,493,328.00
APPLICANT'S OPINION:	$512,417.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1214
APPLICANT:	SIX THIRTY-FOUR SECOND ST LLC
PARCEL NO.:	3788 038
PARCEL ADDRESS:	0634 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,731,995.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1311
APPLICANT:	VINCENTI, FLAVIO
PARCEL NO.:	3707 064
PARCEL ADDRESS:	0074 NEW MONTGOMERY ST, C1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,614,371.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1312
APPLICANT:	VINCENTI, FLAVIO
PARCEL NO.:	3707 065
PARCEL ADDRESS:	0074 NEW MONTGOMERY ST, C2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,202,610.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1410
APPLICANT:	THOMAS LIVING TRUST
PARCEL NO.:	0221 004
PARCEL ADDRESS:	1230 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,200,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1414
APPLICANT:	WONG 1990 FAMILY TRUST
PARCEL NO.:	0295 012
PARCEL ADDRESS:	0441 0443 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,983,986.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1419
APPLICANT:	CIM URBAN REIT PROPERTIES, II
PARCEL NO.:	3787 024
PARCEL ADDRESS:	0260 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,111,954.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

02-12-14P05:03 RCVD

FEB 12 2014
SAN FRANCISCO

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 6, 2014, at 9:40 a.m.

Present: Ed Campaña, Diane Robinson, and Joseph Tham

Quorum present

Chairperson: Joseph Tham, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0391	Peter Chin	Denied; No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1981	Barneys Steiner, LLC	Withdrawn
2010-5524	Sky Pacific Holdings II LLC	Postponed
2012-1004	Barneys Steiner, LLC	Withdrawn
2012-1214	Six Thirty-Four Second St LLC	Withdrawn
2012-1311	Flavio Vincenti	Withdrawn
2012-1312	Flavio Vincenti	Withdrawn
2012-1410	Thomas Living Trust	Postponed
2012-1414	Wong 1990 Family Trust	Postponed
2012-1419	CIM Urban Reit Properties, II	Withdrawn

There being no further business, the Board, at the hour of 9:46 a.m., recessed to reconvene Thursday, February 6, 2014, at 12:00 p.m.

Alistair Gibson
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board later the same day, February 6, 2004

Angela Calvillo
Clerk of the Board of Supervisor

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 6, 2014, at 12:16 p.m.

Present: Jeffrey Morris, Joseph Tham and Eugene Valla

Quorum present

Chairperson: Jeffrey Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 12:20 p.m. to deliberate on the below listed application(s) that were continued during the February 4, 2014.

At the hour of 1:16 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1181	Melodie Pacheco	Denied
2012-1204	Richard Dong	Denied
2012-1327	Bennett Family Trust	Denied

There being no further business, the Board, at the hour of 1:20 p.m. recessed to reconvene on this same, Thursday, February 6, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Wednesday, February 12, 2014

Angela Calvillo
Clerk of the Board of Supervisors

GOVERNMENT
DOCUMENTS DEPT

FEB 21 2014

SAN FRANCISCO
PUBLIC LIBRARY

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 6, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0659
APPLICANT:	CROCE, FABIO
PARCEL NO.:	0981 005
PARCEL ADDRESS:	2209 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,487,716.00
APPLICANT'S OPINION:	$1,000,200.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 30 2014
Assessment Appeals Board

DOCUMENTS DEPT

FEB - 3 2014

SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0667
APPLICANT:	POST BROS. ASSOCIATES LLC
PARCEL NO.:	0693 019
PARCEL ADDRESS:	1061 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$904,571.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0671
APPLICANT:	CARPENTER, KERI
PARCEL NO.:	3755 112
PARCEL ADDRESS:	0176 0180 LANGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,030,054.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0780
APPLICANT:	MANN, BRUCE
PARCEL NO.:	3788 060
PARCEL ADDRESS:	6500 - 02ND ST, 402
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,143,387.00
APPLICANT'S OPINION:	$1,002,521.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0781
APPLICANT:	MANN, BRUCE
PARCEL NO.:	3788 059
PARCEL ADDRESS:	6500 - 02ND ST, 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,005,250.00
APPLICANT'S OPINION:	$881,403.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1130
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 017
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1334
APPLICANT:	BUCK, CAROL FRANC TRS.
PARCEL NO.:	0222A020
PARCEL ADDRESS:	1170 SACRAMENTO ST, 6D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,500,000.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1335
APPLICANT:	ANDERSON, CALVIN
PARCEL NO.:	0277 001
PARCEL ADDRESS:	1201 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,832,957.00
APPLICANT'S OPINION:	$1,503,078.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1337
APPLICANT:	SOOD, SUDESH
PARCEL NO.:	3789 730
PARCEL ADDRESS:	0229 BRANNAN ST, #15-D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,285,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1338
APPLICANT:	AN, YUNILL
PARCEL NO.:	3793 157
PARCEL ADDRESS:	0088 KING ST, #805
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1341
APPLICANT:	COHEN, ROY
PARCEL NO.:	0576 038
PARCEL ADDRESS:	1896 PACIFIC AVE, 604
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,900,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1349
APPLICANT:	PATEL, JAYABEN
PARCEL NO.:	3766 195
PARCEL ADDRESS:	0400 BEALE ST, #1607
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$770,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1352
APPLICANT:	MIRIWA CENTER INVESTMENTS
PARCEL NO.:	0161 082
PARCEL ADDRESS:	0728 PACIFIC AVE, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,740,136.00
APPLICANT'S OPINION:	$974,203.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4873
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 018
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 6, 2014, at 1:30 p.m.

Present: Jeffrey Morris, Diane Robinson, and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0659	Fabio Croce	Withdrawn at Hearing
2012-0780	Bruce Mann	Submitted
2012-0781	Bruce Mann	Submitted
2012-1337	Sudesh Sod	Verbal Stipulation Approved

At the hour of 2:34 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:55 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0780	Bruce Mann	A.V. Lowered (Board)
2012-0781	Bruce Mann	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0667	Post Bros. Associates, LLC	Postponed
2012-0671	Keri Carpenter	Postponed
2012-1130	627 Vallejo Street, LLC	Postponed
2012-1334	Carol Buck Franc. Trust	Withdrawn
2013-1335	Calvin Anderson	Withdrawn
2012-1338	Yunill An	Withdrawn
2012-1341	Roy Cohen	Withdrawn

GOVERNMENT
DOCUMENTS DEPT

FEB 21 2014

SAN FRANCISCO
PUBLIC LIBRARY

Appeal No.	Name	Disposition (continued)
2012-1349	Jayaben Patel	Withdrawn
2012-1352	Miriwa Center Investments	Withdrawn
2012-4873	627 Vallejo Street, LLC	Postponed

There being no further business, the Board, at the hour of 3:02 p.m., recessed to reconvene Friday, February 7, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Wednesday, February 12, 2014

Angela Calvillo
Clerk of the Board of Supervisor

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, February 07, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0269
APPLICANT:	CHUNG-MAO, MY
PARCEL NO.:	5382 002
PARCEL ADDRESS:	0008 TOPEKA AVE,
TOPIC:	Base Year/Change in Ownership-Legal Issues Only
CURRENT ASSESSMENT:	$530,324.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5195
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Base Year/Change in Ownership-Legal Issues Only
CURRENT ASSESSMENT:	$35,248,040.00
APPLICANT'S OPINION:	$29,932,581.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DOCUMENTS DEPT
FEB - 3 2014
SAN FRANCISCO PUBLIC LIBRARY
DATE POSTED
JAN 30 2014
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0080
APPLICANT:	LAWRENCE, LEONA
PARCEL NO.:	6087 016
PARCEL ADDRESS:	0479 LISBON ST,
TOPIC:	Base Year/Change in Ownership-Legal Issues Only
CURRENT ASSESSMENT:	$397,688.00
APPLICANT'S OPINION:	$185,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6362
APPLICANT:	TAM, ALISON
PARCEL NO.:	2189 001B
PARCEL ADDRESS:	2135 28TH AVE,
TOPIC:	Base Year/Change in Ownership-Legal Issues Only
CURRENT ASSESSMENT:	$494,997.00
APPLICANT'S OPINION:	$290,024.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6367
APPLICANT:	TOYLI, LLC
PARCEL NO.:	0644 021
PARCEL ADDRESS:	1653 SACRAMENTO ST,
TOPIC:	Penalty Assessment-Legal Entity Change in Ownership
CURRENT ASSESSMENT:	$2,503,468.00
APPLICANT'S OPINION:	$2,503,468.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Penalty - LEOP
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted befor the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to repo a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. Fo more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Sui 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, February 7, 2014, at 1:32 p.m.

Present: Joseph Tham, Mark Watts and Eugene Valla

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 escape tax year being present and heard on the legal entity penalty assessment, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-6367	Toyli, LLC	Submitted

At the hour of 2:15 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:33 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5806	Toyli, LLC	The Board concluded the penalty assessment was appropriately imposed by the Assessor and thereby Denied the application.

The following listed applicant for change in the assessed valuation of property affecting the 2005 supplemental assessment having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-0080	Leona Lawrence	Denied; No Show

GOVERNMENT
DOCUMENTS DEPT

FEB 21 2014

SAN FRANCISCO
PUBLIC LIBRARY

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0269	My Chung-Mao	Postponed
2010-5195	Culligan Enterprises	Postponed
2011-6362	Alison Tam	Withdrawn

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Tuesday, February 11, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Thursday, February 13, 2014

Angela Calvillo
Clerk of the Board of Supervisor

AMENDED

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, February 7, 2014, at 1:32 p.m.

Present: Joseph Tham, Mark Watts and Eugene Valla

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 escape tax year being present and heard on the legal entity penalty assessment, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-6367	Toyli, LLC	Submitted

1/14 ended

At the hour of 2:15 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:33 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-6367	Toyli, LLC	The Board concluded the penalty assessment was appropriately imposed by the Assessor and thereby Denied the application.

The following listed applicant for change in the assessed valuation of property affecting the 2005 supplemental assessment having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-0080	Leona Lawrence	Denied; No Show

GOVERNMENT
DOCUMENTS DEPT

FEB 21 2014

SAN FRANCISCO
PUBLIC LIBRARY

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0269	My Chung-Mao	Postponed
2010-5195	Culligan Enterprises	Postponed
2011-6362	Alison Tam	Withdrawn

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Tuesday, February 11, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Thursday, February 13, 2014

Angela Calvillo
Clerk of the Board of Supervisor

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, February 10, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4406
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,415,071.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 05 2014
Assessment Appeals Board

DOCUMENTS DEPT
FEB - 7 2014
SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4408
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003A
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$2,473,100.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4409
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5099 014
PARCEL ADDRESS:	2445 BAYSHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,937,574.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4411
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 002
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,167,352.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4412
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 003
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,400,824.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4413
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 010
PARCEL ADDRESS:	2500 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,930,488.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4414
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 007
PARCEL ADDRESS:	0290V SUNNYDALE AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$74,198.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4416
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 006
PARCEL ADDRESS:	0292V SUNNYDALE AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$648,369.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4417
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5102 009
PARCEL ADDRESS:	0222 TUNNEL AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,453,246.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4418
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5107 001
PARCEL ADDRESS:	0289V SUNNYDALE AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$134,140.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5599
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,116,965.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5600
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003A
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$834,538.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5601
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5099 014
PARCEL ADDRESS:	2445 BAYSHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$712,699.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5602
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 002
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$167,215.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5603
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 003
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$445,523.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5604
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 010
PARCEL ADDRESS:	2500 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,605,670.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5605
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,114,317.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5606
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003A
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$832,560.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5607
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,116,965.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5608
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003A
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$834,538.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5667
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 003
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$445,523.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5668
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 010
PARCEL ADDRESS:	2500 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,605,670.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5669
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 007
PARCEL ADDRESS:	0290V SUNNYDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$117,390.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5707
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 007
PARCEL ADDRESS:	0290V SUNNYDALE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$117,390.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

26) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5708
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5099 014
PARCEL ADDRESS:	2445 BAYSHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$712,699.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

27) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5709
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 002
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$167,215.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

28) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5710
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5099 014
PARCEL ADDRESS:	2445 BAYSHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$711,009.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

29) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5711
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 002
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$166,818.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

30) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5712
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 003
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$444,467.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

31) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5714
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 010
PARCEL ADDRESS:	2500 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,599,494.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

32) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5715
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 007
PARCEL ADDRESS:	0290V SUNNYDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$117,111.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

33) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5719
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5087 003
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,116,965.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

34) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5723
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5087 003A
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$834,538.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

35) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5725
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5099 014
PARCEL ADDRESS:	2445 BAYSHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$712,699.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

36) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5726
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5100 002
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$167,215.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

37) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5727
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5100 010
PARCEL ADDRESS:	2500 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,605,670.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

38) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5728
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5101 007
PARCEL ADDRESS:	0290V SUNNYDALE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$117,390.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

39) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5732
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5087 003
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,116,965.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

40) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5734
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5087 003A
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$834,538.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

41) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5735
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5099 014
PARCEL ADDRESS:	2445 BAYSHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$712,699.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

42) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5736
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5100 002
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$167,215.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

43) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5737
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5100 010
PARCEL ADDRESS:	2500 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,605,670.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

44) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5738
APPLICANT:	UNIVERSAL PARAGON CORPORATION
PARCEL NO.:	5101 007
PARCEL ADDRESS:	0290V SUNNYDALE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$117,390.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

45) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2155
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	
CURRENT ASSESSMENT:	$1,122,707.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2157
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003A
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	
CURRENT ASSESSMENT:	$838,829.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2159
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5099 014
PARCEL ADDRESS:	2445 BAYSHORE BLVD,
TOPIC:	
CURRENT ASSESSMENT:	$716,362.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

48) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2161
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 002
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	
CURRENT ASSESSMENT:	$168,074.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2162
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 003
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	
CURRENT ASSESSMENT:	$447,813.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2164
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 010
PARCEL ADDRESS:	2500 BAY SHORE BLVD,
TOPIC:	
CURRENT ASSESSMENT:	$2,619,068.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2166
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 007
PARCEL ADDRESS:	0290V SUNNYDALE AVE,
TOPIC:	
CURRENT ASSESSMENT:	$117,992.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

52) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2168
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5102 009
PARCEL ADDRESS:	0222 TUNNEL AVE,
TOPIC:	
CURRENT ASSESSMENT:	$1,482,310.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5639
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5102 009
PARCEL ADDRESS:	0222 TUNNEL AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,200,000.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

54) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5640
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5102 009
PARCEL ADDRESS:	0222 TUNNEL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,211,312.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

55) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5641
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 006
PARCEL ADDRESS:	0292V SUNNYDALE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,339,463.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

56) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5642
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5107 001
PARCEL ADDRESS:	0289V SUNNYDALE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$260,537.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

57) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5684
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5107 001
PARCEL ADDRESS:	0289V SUNNYDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$261,876.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

58) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5685
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 006
PARCEL ADDRESS:	0292V SUNNYDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,346,350.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

59) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5710
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5107 001
PARCEL ADDRESS:	0289V SUNNYDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$260,537.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

60) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5711
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 006
PARCEL ADDRESS:	0292V SUNNYDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,339,463.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

61) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5712
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5107 001
PARCEL ADDRESS:	0289V SUNNYDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$259,919.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

62) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5713
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 006
PARCEL ADDRESS:	0292V SUNNYDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,336,288.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

63) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5722
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5102 009
PARCEL ADDRESS:	0222 TUNNEL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,200,000.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

64) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5723
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5102 009
PARCEL ADDRESS:	0222 TUNNEL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,194,786.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

65) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1617
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 006
PARCEL ADDRESS:	0292V SUNNYDALE AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,373,277.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1619
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5107 001
PARCEL ADDRESS:	0289V SUNNYDALE AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$267,113.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1620
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,145,161.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

68) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1621
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5102 009
PARCEL ADDRESS:	0222 TUNNEL AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$2,255,538.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

69) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1622
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5099 014
PARCEL ADDRESS:	2445 BAYSHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$730,689.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1623
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 010
PARCEL ADDRESS:	2500 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$2,671,449.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

71) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1624
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 007
PARCEL ADDRESS:	0290V SUNNYDALE AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$120,351.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

72) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1625
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 002
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$171,435.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

73) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1626
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 003
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$456,769.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

74) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1627
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003A
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$855,605.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, February 10, 2014, at 9:40 a.m.

Present: Mark Watts, Louisa Mendoza and Ed Campaña

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5599	Visitacion Development LLC	Continued to 1:30 pm
2010-5600	Visitacion Development LLC	Continued to 1:30 pm
2010-5601	Visitacion Development LLC	Continued to 1:30 pm
2010-5602	Visitacion Development LLC	Continued to 1:30 pm
2010-5603	Visitacion Development LLC	Continued to 1:30 pm
2010-5604	Visitacion Development LLC	Continued to 1:30 pm
2010-5707	Visitacion Development LLC	Continued to 1:30 pm
2010-5719	Universal Paragon Corporation	Continued to 1:30 pm
2010-5723	Universal Paragon Corporation	Continued to 1:30 pm
2010-5725	Universal Paragon Corporation	Continued to 1:30 pm
2010-5726	Universal Paragon Corporation	Continued to 1:30 pm
2010-5727	Universal Paragon Corporation	Continued to 1:30 pm
2010-5728	Universal Paragon Corporation	Continued to 1:30 pm
2010-5732	Universal Paragon Corporation	Continued to 1:30 pm
2010-5734	Universal Paragon Corporation	Continued to 1:30 pm
2010-5735	Universal Paragon Corporation	Continued to 1:30 pm
2010-5736	Universal Paragon Corporation	Continued to 1:30 pm
2010-5737	Universal Paragon Corporation	Continued to 1:30 pm
2010-5738	Universal Paragon Corporation	Continued to 1:30 pm
2011-5639	Visitacion Development LLC	Continued to 1:30 pm
2011-5641	Visitacion Development LLC	Continued to 1:30 pm
2011-5642	Visitacion Development LLC	Continued to 1:30 pm

RECESS

The Board, at the hour of 11:50 a.m., recessed to reconvene at 1:30 p.m.

GOVERNMENT
DOCUMENTS DEPT

FEB 21 2014

SAN FRANCISCO
PUBLIC LIBRARY

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Mark Watts, Louisa Mendoza and Ed Campaña

Quorum present

Chairperson: Mark Watts, Presiding

With the same parties present from the morning session, the following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4406	Visitacion Development LLC	Postponed at hearing
2010-4408	Visitacion Development LLC	Postponed at hearing
2010-4409	Visitacion Development LLC	Postponed at hearing
2010-4411	Visitacion Development LLC	Postponed at hearing
2010-4412	Visitacion Development LLC	Postponed at hearing
2010-4413	Visitacion Development LLC	Postponed at hearing
2010-4414	Visitacion Development LLC	Postponed at hearing
2010-4416	Visitacion Development LLC	Postponed at hearing
2010-4417	Visitacion Development LLC	Postponed at hearing
2010-4418	Visitacion Development LLC	Postponed at hearing
2010-5599	Visitacion Development LLC	Submitted
2010-5600	Visitacion Development LLC	Submitted
2010-5601	Visitacion Development LLC	Submitted
2010-5602	Visitacion Development LLC	Submitted
2010-5603	Visitacion Development LLC	Submitted
2010-5604	Visitacion Development LLC	Submitted
2010-5605	Visitacion Development LLC	Postponed at hearing
2010-5606	Visitacion Development LLC	Postponed at hearing
2010-5607	Visitacion Development LLC	Postponed at hearing
2010-5608	Visitacion Development LLC	Postponed at hearing
2010-5667	Visitacion Development LLC	Postponed at hearing
2010-5668	Visitacion Development LLC	Postponed at hearing
2010-5669	Visitacion Development LLC	Postponed at hearing
2010-5707	Visitacion Development LLC	Submitted
2010-5708	Visitacion Development LLC	Postponed at hearing

Appeal No.	Name	Disposition (Continued)
2010-5709	Visitacion Development LLC	Postponed at hearing
2010-5710	Visitacion Development LLC	Postponed at hearing
2010-5711	Visitacion Development LLC	Postponed at hearing
2010-5712	Visitacion Development LLC	Postponed at hearing
2010-5714	Visitacion Development LLC	Postponed at hearing
2010-5715	Visitacion Development LLC	Postponed at hearing
2010-5719	Universal Paragon Corporation	Submitted
2010-5723	Universal Paragon Corporation	Submitted
2010-5725	Universal Paragon Corporation	Submitted
2010-5726	Universal Paragon Corporation	Submitted
2010-5727	Universal Paragon Corporation	Submitted
2010-5728	Universal Paragon Corporation	Submitted
2010-5732	Universal Paragon Corporation	Submitted
2010-5734	Universal Paragon Corporation	Submitted
2010-5735	Universal Paragon Corporation	Submitted
2010-5736	Universal Paragon Corporation	Submitted
2010-5737	Universal Paragon Corporation	Submitted
2010-5738	Universal Paragon Corporation	Submitted
2011-2155	Visitacion Development LLC	Postponed at hearing
2011-2157	Visitacion Development LLC	Postponed at hearing
2011-2159	Visitacion Development LLC	Postponed at hearing
2011-2161	Visitacion Development LLC	Postponed at hearing
2011-2162	Visitacion Development LLC	Postponed at hearing
2011-2164	Visitacion Development LLC	Postponed at hearing
2011-2166	Visitacion Development LLC	Postponed at hearing
2011-2168	Visitacion Development LLC	Postponed at hearing
2011-5639	Visitacion Development LLC	Submitted
2011-5640	Visitacion Development LLC	Postponed at hearing
2011-5641	Visitacion Development LLC	Submitted
2011-5642	Visitacion Development LLC	Submitted
2011-5684	Visitacion Development LLC	Postponed at hearing
2011-5685	Visitacion Development LLC	Postponed at hearing
2011-5710	Visitacion Development LLC	Postponed at hearing
2011-5711	Visitacion Development LLC	Postponed at hearing
2011-5712	Visitacion Development LLC	Postponed at hearing
2011-5713	Visitacion Development LLC	Postponed at hearing
2011-5722	Visitacion Development LLC	Postponed at hearing
2011-5723	Visitacion Development LLC	Postponed at hearing
2012-1617	Visitacion Development LLC	Postponed at hearing
2012-1619	Visitacion Development LLC	Postponed at hearing
2012-1620	Visitacion Development LLC	Postponed at hearing
2012-1621	Visitacion Development LLC	Postponed at hearing

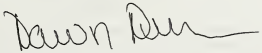
Appeal No.	Name	Disposition (Continued)
2012-1622	Visitacion Development LLC	Postponed at hearing
2012-1623	Visitacion Development LLC	Postponed at hearing
2012-1624	Visitacion Development LLC	Postponed at hearing
2012-1625	Visitacion Development LLC	Postponed at hearing
2012-1626	Visitacion Development LLC	Postponed at hearing
2012-1627	Visitacion Development LLC	Postponed at hearing

At the hour of 3:10 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:35 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5599	Visitacion Development LLC	A.V. Lowered (Board)
2010-5600	Visitacion Development LLC	A.V. Lowered (Board)
2010-5601	Visitacion Development LLC	A.V. Lowered (Board)
2010-5602	Visitacion Development LLC	A.V. Lowered (Board)
2010-5603	Visitacion Development LLC	A.V. Lowered (Board)
2010-5604	Visitacion Development LLC	A.V. Lowered (Board)
2010-5707	Visitacion Development LLC	A.V. Lowered (Board)
2010-5719	Universal Paragon Corporation	A.V. Lowered (Board)
2010-5723	Universal Paragon Corporation	A.V. Lowered (Board)
2010-5725	Universal Paragon Corporation	A.V. Lowered (Board)
2010-5726	Universal Paragon Corporation	A.V. Lowered (Board)
2010-5727	Universal Paragon Corporation	A.V. Lowered (Board)
2010-5728	Universal Paragon Corporation	A.V. Lowered (Board)
2010-5732	Universal Paragon Corporation	A.V. Lowered (Board)
2010-5734	Universal Paragon Corporation	A.V. Lowered (Board)
2010-5735	Universal Paragon Corporation	A.V. Lowered (Board)
2010-5736	Universal Paragon Corporation	A.V. Lowered (Board)
2010-5737	Universal Paragon Corporation	A.V. Lowered (Board)
2010-5738	Universal Paragon Corporation	A.V. Lowered (Board)
2011-5639	Visitacion Development LLC	A.V. Lowered (Board)
2011-5641	Visitacion Development LLC	A.V. Lowered (Board)
2011-5642	Visitacion Development LLC	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 3:40 p.m., recessed to reconvene Tuesday, February 11, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk



Dawn Duran
Administrator

Approved by the Board on Thursday, February 13, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 11, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3559
APPLICANT:	BIRKDALE, LLC
PARCEL NO.:	3736 158
PARCEL ADDRESS:	0530 0534 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,901,892.00
APPLICANT'S OPINION:	$5,850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
FEB 05 2014
Assessment Appeals Board

DOCUMENTS DEPT
FEB - 7 2014
SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0075
APPLICANT:	SMITH BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$19,500,000.00
APPLICANT'S OPINION:	$10,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0528
APPLICANT:	DEVELOPERS DIVERSIFIED REALTY
PARCEL NO.:	0715 014
PARCEL ADDRESS:	1000 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,522,965.00
APPLICANT'S OPINION:	$11,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0542
APPLICANT:	BRCP 1390 MARKET, LLC
PARCEL NO.:	0813 009
PARCEL ADDRESS:	1390 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$45,556,987.00
APPLICANT'S OPINION:	$37,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0733
APPLICANT:	ZR JACKSON, LP
PARCEL NO.:	0196 001
PARCEL ADDRESS:	0621V SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,263,905.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0734
APPLICANT:	ZR JACKSON, LP
PARCEL NO.:	0196 027
PARCEL ADDRESS:	0405 0445 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,960,214.00
APPLICANT'S OPINION:	$12,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0747
APPLICANT:	ZANELLO TRUST 1998
PARCEL NO.:	0742 010
PARCEL ADDRESS:	0755 EDDY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,837,364.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1415
APPLICANT:	BIRKDALE, LLC
PARCEL NO.:	3736 158
PARCEL ADDRESS:	0530 0534 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,175,970.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2270
APPLICANT:	SMITH BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$19,500,000.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, February 11, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1821
APPLICANT:	KAREN LUM FAMILY TRUST
PARCEL NO.:	1611 001
PARCEL ADDRESS:	3201 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,346,937.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 05 2014
Assessment Appeals Board

DOCUMENTS DEPT.
FEB - 7 2014
SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1871
APPLICANT:	HUEY, FABIAN
PARCEL NO.:	0946 005
PARCEL ADDRESS:	2600 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,398,002.00
APPLICANT'S OPINION:	$7,301,170.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1900
APPLICANT:	TOMASZ, PADO
PARCEL NO.:	7534 064
PARCEL ADDRESS:	5320 5330 DIAMOND HEIGHTS BLVD, 305J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$506,664.00
APPLICANT'S OPINION:	$267,400.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1937
APPLICANT:	LAM, MARY
PARCEL NO.:	7012 035
PARCEL ADDRESS:	0052 ASHTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$630,000.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1938
APPLICANT:	SALZMAN, ANDREW
PARCEL NO.:	1042 057
PARCEL ADDRESS:	0057 0057 IRIS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,756,447.00
APPLICANT'S OPINION:	$1,404,346.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1970
APPLICANT:	MAZZETTI, ALAN
PARCEL NO.:	5810 009
PARCEL ADDRESS:	0842 MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$435,197.00
APPLICANT'S OPINION:	$280,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2117
APPLICANT:	TAM, WYLIE
PARCEL NO.:	3182 048
PARCEL ADDRESS:	0121 JUDSON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$857,512.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2121
APPLICANT:	TSO, PETER
PARCEL NO.:	1713 036
PARCEL ADDRESS:	1246 38TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$800,700.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2123
APPLICANT:	DVORAK, MARK
PARCEL NO.:	0939 014
PARCEL ADDRESS:	2754 2756 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,152,751.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2124
APPLICANT:	RAO, JYOTI
PARCEL NO.:	2735 030
PARCEL ADDRESS:	0684 CLARENDON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$675,000.00
APPLICANT'S OPINION:	$575,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2129
APPLICANT:	FINK, YEVGENIA
PARCEL NO.:	1253 060
PARCEL ADDRESS:	0128 BELVEDERE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$990,000.00
APPLICANT'S OPINION:	$965,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2167
APPLICANT:	YINMING INVESTMENT CO.
PARCEL NO.:	1442 047
PARCEL ADDRESS:	0320 11TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,730,828.00
APPLICANT'S OPINION:	$2,502,832.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2179
APPLICANT:	CHAN FAMILY TRUST
PARCEL NO.:	1528 031
PARCEL ADDRESS:	0422 0424 17TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,759,993.00
APPLICANT'S OPINION:	$1,160,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, February 11, 2014, at 1:30 p.m.

Present: Scott Spertzel, Mervin Conlan and Yosef Tahbazof

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1937	Mary Lam	Submitted
2012-2124	Jyoti Rao	Submitted
2012-2129	Yevgenia Fink	Verbal Stipulation Approved
2012-2179	Chan Family Trust	Verbal Stipulation Approved

At the hour of 2:30 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:45 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1937	Mary Lam	A.V. Lowered (Board)
2012-2124	Jyoti Rao	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1938	Andrew Salzman	Denied-No Show
2012-2121	Peter Tso	Denied-No Show
2012-2167	Yinming Investment Co.	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1821	Karen Lum Family Trust	Withdrawn
2012-1871	Fabian Huey	Withdrawn

Appeal No.	Name	Disposition (Continued)
2012-1900	Pado Tomasz	Withdrawn
2012-1970	Alan Mazzetti	Withdrawn
2012-2117	Wylie Tam	Withdrawn
2012-2123	Mark Dvorak	Withdrawn

There being no further business, the Board, at the hour of 2:50 p.m., recessed to reconvene Tuesday, February 18, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 5, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 12, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0310
APPLICANT:	PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.:	7308 001
PARCEL ADDRESS:	3711 19TH AVE,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$50,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

DATE POSTED
FEB 05 2014
Assessment Appeals Board

DOCUMENTS DEPT

FEB - 7 2014
SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1358
APPLICANT:	ZAVALA, RICHARD
PARCEL NO.:	3762 019
PARCEL ADDRESS:	0546 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,986,922.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1361
APPLICANT:	CHIU, ADA
PARCEL NO.:	0178 004
PARCEL ADDRESS:	0716 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,026,656.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1377
APPLICANT:	TSANG, JUDY
PARCEL NO.:	0635 007
PARCEL ADDRESS:	2426 2430 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,965,316.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1470
APPLICANT:	KEYSER, MATTHEW
PARCEL NO.:	0495 043
PARCEL ADDRESS:	1734 LOMBARD ST, 6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,282,744.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1479
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 021
PARCEL ADDRESS:	0423 WASHINGTON ST, 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$959,996.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1480
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 022
PARCEL ADDRESS:	0423 WASHINGTON ST, 501
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$959,996.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1481
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 023
PARCEL ADDRESS:	0423 WASHINGTON ST, 601
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$959,996.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1482
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 024
PARCEL ADDRESS:	0423 WASHINGTON ST, 701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$959,996.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1486
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 018
PARCEL ADDRESS:	0423 WASHINGTON ST, 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,706,660.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1487
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 019
PARCEL ADDRESS:	0423 WASHINGTON ST, 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$959,996.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1488
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 020
PARCEL ADDRESS:	0423 WASHINGTON ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$959,996.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1590
APPLICANT:	ROSCOM, JULES
PARCEL NO.:	0136 004A
PARCEL ADDRESS:	0940 BATTERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,500,000.00
APPLICANT'S OPINION:	$2,900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1616
APPLICANT:	STURGES, DANIEL
PARCEL NO.:	0452T006A
PARCEL ADDRESS:	0900 NORTH POINT ST, 415 CB4A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$248,624.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1802
APPLICANT:	CLEMENS, LORINDA
PARCEL NO.:	0101 016
PARCEL ADDRESS:	1800 1804 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,849,580.00
APPLICANT'S OPINION:	$1,480,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1847
APPLICANT:	VOLLMER, DIANA
PARCEL NO.:	0639 009A
PARCEL ADDRESS:	2008 2012 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,537,841.00
APPLICANT'S OPINION:	$1,800,200.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 12, 2014, at 9:30 a.m.

Present: Jeff Morris, Joseph Tham and Kristine Nelson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1361	Ada Chiu	Verbal Stipulation Approved
2012-1590	Jules Roscom	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-1470	Matthew Keyser	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0310	Parkmerced Investors	Withdrawn
2012-1358	Richard Zavala	Withdrawn
2012-1377	Judy Tsang	Withdrawn
2012-1479	401 Washington LLC	Withdrawn
2012-1480	401 Washington LLC	Withdrawn
2012-1481	401 Washington LLC	Withdrawn
2012-1482	401 Washington LLC	Withdrawn
2012-1486	401 Washington LLC	Withdrawn
2012-1487	401 Washington LLC	Withdrawn
2012-1488	401 Washington LLC	Withdrawn
2012-1616	Daniel Sturges	Withdrawn
2012-1802	Lorinda Clemens	Withdrawn
2012-1847	Diana Vollmer	Withdrawn

GOVERNMENT
DOCUMENTS DEPT

MAR - 3 2014

SAN FRANCISCO
PUBLIC LIBRARY

There being no further business, the Board, at the hour of 10:15 a.m., recessed to reconvene Wednesday, February 12, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, February 19, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 12, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1006
APPLICANT:	JAIR, JACK & ROSE
PARCEL NO.:	0523 017
PARCEL ADDRESS:	1425 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$358,657.00
APPLICANT'S OPINION:	$123,068.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 05 2014
Assessment Appeals Board

DOCUMENTS DEPT.

FEB - 7 2014

SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1011
APPLICANT:	SODINI FAMILY TRUST
PARCEL NO.:	0116 016
PARCEL ADDRESS:	0538 0542 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$977,804.00
APPLICANT'S OPINION:	$345,053.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1592
APPLICANT:	PYNE, DANIEL
PARCEL NO.:	0536 038
PARCEL ADDRESS:	2420 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$592,980.00
APPLICANT'S OPINION:	$203,474.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1593
APPLICANT:	PYNE, DANIEL
PARCEL NO.:	0536 039
PARCEL ADDRESS:	2422 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$560,042.00
APPLICANT'S OPINION:	$192,171.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1594
APPLICANT:	PYNE, DANIEL
PARCEL NO.:	0536 040
PARCEL ADDRESS:	2424 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$494,148.00
APPLICANT'S OPINION:	$169,561.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1646
APPLICANT:	NG, SIU CHUEN
PARCEL NO.:	0601 021
PARCEL ADDRESS:	1901 JACKSON ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,529,403.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1663
APPLICANT:	643 WEBSTER STREET, LLC
PARCEL NO.:	0804 002
PARCEL ADDRESS:	0643 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,661,368.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1744
APPLICANT:	PRESTA, GERALDINE
PARCEL NO.:	0181 052
PARCEL ADDRESS:	1426 TAYLOR ST, 4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$650,866.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1748
APPLICANT:	PRESTA, BARBARA
PARCEL NO.:	0473 008
PARCEL ADDRESS:	1324 1326 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,112,129.00
APPLICANT'S OPINION:	$1,630,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1760
APPLICANT:	JANSSEN, DAVID
PARCEL NO.:	0659 012A
PARCEL ADDRESS:	0121 0123 WILMOT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,047,049.00
APPLICANT'S OPINION:	$908,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, February 12, 2014, at 1:32 p.m.

Present: Jeffrey Morris, Kristine Nelson and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 roll year being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1646	Siu Chuen Ng	Submitted
2012-1663	643 Webster Street, LLC	Submitted

Commissioner Nelson had to unexpectedly leave at 2:35 p.m., whereby the below applicant and the assessor agreed to proceed with a quorum of the Board for change in the assessed valuation of property affecting the 2012 roll year. The Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-1744	Geraldine Presta	Submitted

At the hour of 3:12 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 3:27 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1744	Geraldine Presta	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1006	Jack & Rose Jair	Withdrawn
2012-1011	Sodini Family Trust	Withdrawn
2012-1592	Daniel Pyne	Withdrawn
2012-1593	Daniel Pyne	Withdrawn

GOVERNMENT
DOCUMENTS DEPT

MAR - 3 2014

SAN FRANCISCO
PUBLIC LIBRARY

Appeal No.	Name	Disposition (continued)
2012-1594	Daniel Pyne	Withdrawn
2012-1748	Barbara Presta	Withdrawn
2012-1760	David Janssen	Withdrawn

There being no further business, the Board, at the hour of 3:32 p.m., recessed to reconvene Wednesday, February 13, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Wednesday, February 19, 2014

Angela Calvillo
Clerk of the Board of Supervisors

AMENDED

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on ***Wednesday***, February 12, 2014, at 1:32 p.m.

Present: Jeffrey Morris, Kristine Nelson and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 roll year being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1646	Siu Chuen Ng	Submitted
2012-1663	643 Webster Street, LLC	Submitted

Commissioner Nelson had to unexpectedly leave at 2:35 p.m., whereby the below applicant and the assessor agreed to proceed with a quorum of the Board for change in the assessed valuation of property affecting the 2012 roll year. The Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-1744	Geraldine Presta	Submitted

At the hour of 3:12 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 3:27 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1744	Geraldine Presta	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1006	Jack & Rose Jair	Withdrawn
2012-1011	Sodini Family Trust	Withdrawn
2012-1592	Daniel Pyne	Withdrawn
2012-1593	Daniel Pyne	Withdrawn

GOVERNMENT DOCUMENTS DEPT

MAR - 3 2014

SAN FRANCISCO PUBLIC LIBRARY

Appeal No.	Name	Disposition (continued)
2012-1594	Daniel Pyne	Withdrawn
2012-1748	Barbara Presta	Withdrawn
2012-1760	David Janssen	Withdrawn

There being no further business, the Board, at the hour of 3:32 p.m., recessed to reconvene ***Thursday***, February 13, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Wednesday, February 19, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 13, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3284
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,097,128.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 05 2014
Assessment Appeals Board

DOCUMENTS DEPT
FEB - 7 2014
SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3286
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,383,375.00
APPLICANT'S OPINION:	$696,930.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3287
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0022 010
PARCEL ADDRESS:	0475 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,202,780.00
APPLICANT'S OPINION:	$15,101,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3288
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2010715003
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,254,527.00
APPLICANT'S OPINION:	$5,127,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3291
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2010203166
PARCEL ADDRESS:	00001300 0000COLUMBUS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,760,268.00
APPLICANT'S OPINION:	$4,374,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5746
APPLICANT:	TOY, RAYMOND
PARCEL NO.:	2045 017
PARCEL ADDRESS:	1895 08TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,750,583.00
APPLICANT'S OPINION:	$263,335.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5747
APPLICANT:	TOY, RAYMOND
PARCEL NO.:	2045 017
PARCEL ADDRESS:	1895 08TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,746,434.00
APPLICANT'S OPINION:	$263,335.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5748
APPLICANT:	TOY, RAYMOND
PARCEL NO.:	2045 017
PARCEL ADDRESS:	1895 08TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,759,579.00
APPLICANT'S OPINION:	$263,335.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0109
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2012900637
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$8,304,211.00
APPLICANT'S OPINION:	$1,502,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0110
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2008203361
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$8,121,204.00
APPLICANT'S OPINION:	$1,302,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0111
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2012900666
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,092,898.00
APPLICANT'S OPINION:	$2,502,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0112
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2012900665
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,779,813.00
APPLICANT'S OPINION:	$3,102,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0427
APPLICANT:	KYO-YA HOTELS & RESORTS LP
PARCEL NO.:	3707 052
PARCEL ADDRESS:	0002 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$131,333,479.00
APPLICANT'S OPINION:	$70,397,170.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0428
APPLICANT:	KYO-YA HOTELS & RESORTS LP
PARCEL NO.:	3707 044
PARCEL ADDRESS:	0111 0127 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,969,008.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0719
APPLICANT:	123 MISSION, LLC
PARCEL NO.:	3717 022
PARCEL ADDRESS:	0123 MISSION ST,
TOPIC:	
CURRENT ASSESSMENT:	$114,859,964.00
APPLICANT'S OPINION:	$76,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0720
APPLICANT:	123 MISSION, LLC
PARCEL NO.:	3717 023
PARCEL ADDRESS:	0123 MISSION ST,
TOPIC:	
CURRENT ASSESSMENT:	$5,114,378.00
APPLICANT'S OPINION:	$4,009,496.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1001
APPLICANT:	475 SANSOME LLC
PARCEL NO.:	0228 039
PARCEL ADDRESS:	0475 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$126,191,944.00
APPLICANT'S OPINION:	$70,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 13, 2014, at 9:30 a.m.

Present: Joseph Tham, Mark Watts and Ed Campaña

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0427	Kyo-Ya Hotels & Resorts LP	Submitted

At the hour of 10:50 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 11:15 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0427	Kyo-Ya Hotels & Resorts LP	Denied

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3284	Felcor Lodging Trust, Lessee	Postponed
2010-3286	Felcor Lodging Trust, Lessee	Postponed
2010-3287	Felcor Lodging Trust, Lessee	Postponed
2010-3288	Felcor Lodging Trust, Lessee	Postponed
2010-3291	Felcor Lodging Trust, Lessee	Postponed
2011-5746	Raymond Toy	Postponed
2011-5747	Raymond Toy	Postponed
2011-5748	Raymond Toy	Postponed
2012-0109	Felcor Hotel Asset Company	Postponed
2012-0110	Felcor Hotel Asset Company	Postponed
2012-0111	Felcor Hotel Asset Company	Postponed
2012-0112	Felcor Hotel Asset Company	Postponed
2012-0428	Kyo-Ya Hotels & Resorts LP	Withdrawn
2012-0719	123 Mission, LLC	Withdrawn
2012-0720	123 Mission, LLC	Withdrawn
2012-1001	475 Sansome LLC	Withdrawn

GOVERNMENT DOCUMENTS DEPT

MAR - 3 2014

SAN FRANCISCO PUBLIC LIBRARY

There being no further business, the Board, at the hour of 11:20 a.m., recessed to reconvene Wednesday, February 19, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, February 24, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, February 18, 2014
1:30 PM

02-12-14P05:07 RCVD

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3395
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A002
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,928,467.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

SAN FRANCISCO PUBLIC LIBRARY
FEB 12 2014
DATE POSTED
FEB 11 2014
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3396
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3921A005
PARCEL ADDRESS:	2425 ALAMEDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,433,883.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3398
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001
PARCEL ADDRESS:	1501 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,557,501.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3399
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001A
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,009,769.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5381
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010206499
PARCEL ADDRESS:	00000425 0000CALIFORNIA ST, 0100
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$588,862.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5382
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010204587
PARCEL ADDRESS:	00000700 0000MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,722,882.00
APPLICANT'S OPINION:	$116,877.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5383
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010205253
PARCEL ADDRESS:	00000255 0000KING ST, D-F
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$805,899.00
APPLICANT'S OPINION:	$88,382.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5384
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010201073
PARCEL ADDRESS:	00000201 0000MISSION ST, 0700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,030,826.00
APPLICANT'S OPINION:	$188,269.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5385
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010205560
PARCEL ADDRESS:	00000123 0000MISSION ST, 0400
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,110,379.00
APPLICANT'S OPINION:	$528,015.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5386
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010204401
PARCEL ADDRESS:	00000560 0000MISSION ST, 0900
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$30,364,770.00
APPLICANT'S OPINION:	$2,466,541.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5387
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010205974
PARCEL ADDRESS:	00000000 0000TWO EMBARCADERO CENTER , ST LEVEL
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$869,722.00
APPLICANT'S OPINION:	$140,752.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3263
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001
PARCEL ADDRESS:	1501 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,599,348.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3264
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A002
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,973,106.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3265
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3921A005
PARCEL ADDRESS:	2425 ALAMEDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,519,980.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3266
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001A
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,092,670.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 19, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1671
APPLICANT:	BUNDOX RESTAURANT
PARCEL NO.:	2012701061
PARCEL ADDRESS:	00000000 0000L-11859 PIER 7 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,588,358.00
APPLICANT'S OPINION:	$2,975,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

GOVERNMENT INFORMATION CENTER
SAN FRANCISCO PUBLIC LIBRARY
FEB 12 2014
DATE POSTED
FEB 11 2014
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1684
APPLICANT:	3741 BUCHANAN STREET ASSOC. LLC
PARCEL NO.:	0445A047
PARCEL ADDRESS:	3741 BUCHANAN ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,089,824.00
APPLICANT'S OPINION:	$653,895.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1685
APPLICANT:	3741 BUCHANAN STREET ASSOC. LLC
PARCEL NO.:	0445A048
PARCEL ADDRESS:	3741 BUCHANAN ST, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$960,078.00
APPLICANT'S OPINION:	$576,047.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1686
APPLICANT:	3741 BUCHANAN STREET ASSOC. LLC
PARCEL NO.:	0445A049
PARCEL ADDRESS:	3741 BUCHANAN ST, #3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$544,901.00
APPLICANT'S OPINION:	$326,941.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1853
APPLICANT:	PETITE AUBERGE LP
PARCEL NO.:	0283 016
PARCEL ADDRESS:	0863 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,186,481.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1856
APPLICANT:	PETITE SWAN LLC
PARCEL NO.:	0283 018
PARCEL ADDRESS:	0845 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,613,807.00
APPLICANT'S OPINION:	$3,525,863.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1888
APPLICANT:	SOUTHPORT LAND & COMMERCIAL CO.
PARCEL NO.:	0490 029
PARCEL ADDRESS:	2298 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,653,330.00
APPLICANT'S OPINION:	$653,189.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1889
APPLICANT:	SOUTHPORT LAND & COMMERCIAL CO.
PARCEL NO.:	0490 030
PARCEL ADDRESS:	2298 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$266,662.00
APPLICANT'S OPINION:	$98,986.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1904
APPLICANT:	ACD INVESTMENTS, LP
PARCEL NO.:	0251 001
PARCEL ADDRESS:	1059 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,514,949.00
APPLICANT'S OPINION:	$3,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1928
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO.:	0315 013
PARCEL ADDRESS:	0268 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,038,164.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1929
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO.:	0315 014
PARCEL ADDRESS:	0272 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,209,697.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2149
APPLICANT:	925 GEARY LLC
PARCEL NO.:	0716 001A
PARCEL ADDRESS:	0925 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,100,000.00
APPLICANT'S OPINION:	$3,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2151
APPLICANT:	915 PIERCE LLC
PARCEL NO.:	0776 002
PARCEL ADDRESS:	0915 PIERCE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,200,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2164
APPLICANT:	SOBON FAMILY TRUST
PARCEL NO.:	0452T025A
PARCEL ADDRESS:	0900 NORTH POINT ST, 533 B17A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$248,624.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2187
APPLICANT:	OLSHANSKY, IGOR
PARCEL NO.:	3789 578
PARCEL ADDRESS:	0219 BRANNAN ST, #7E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,220,000.00
APPLICANT'S OPINION:	$1,017,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 19, 2014, at 9:30 a.m.

Present: Jeff Morris, Joseph Tham and Richard Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1684	3741 Buchanan St Assoc. LLC	Postponed at Hearing
2012-1685	3741 Buchanan St Assoc. LLC	Postponed at Hearing
2012-1686	3741 Buchanan St Assoc. LLC	Postponed at Hearing
2012-1888	Southport Land & Commercial	Verbal Stipulation Approved
2012-1889	Southport Land & Commercial	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-2164	Sobon Family Trust	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1671	Bundox Restaurant	Withdrawn
2012-1853	Pette Auberge LP	Postponed
2012-1856	Petite Swan LLC	Postponed
2012-1904	ACD Investments, LP	Withdrawn
2012-1928	Handlery Hotels, Inc.	Withdrawn
2012-1929	Handlery Hotels, Inc.	Withdrawn
2012-2149	925 Geary LLC	Withdrawn
2012-2151	915 Pierce LLC	Withdrawn
2012-2187	Igor Olshansky	Withdrawn

GOVERNMENT DOCUMENTS DEPT

MAR - 3 2014

SAN FRANCISCO PUBLIC LIBRARY

There being no further business, the Board, at the hour of 10:17 a.m., recessed to reconvene Thursday, February 20, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 25, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, CITY HALL, 1 DR. CARLTON B. GOODLETT PLACE
WEDNESDAY, FEBRUARY 19, 2014
10:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to discuss and take possible action on the case recently filed in Superior Court by CP III Rincon Towers, Inc. regarding legal standing to pursue the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2008-2206

APPLICANT:	RINCON EV REALTY LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0088 HOWARD ST,
TOPIC:	Change in Ownership – Incorrect Value
CURRENT ASSESSMENT:	$142,985,700.00
APPLICANT'S OPINION:	$128,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B) APPLICATION: 2008-2288

APPLICANT:	RINCON EV REALTY LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0088 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$145,845,414.00
APPLICANT'S OPINION:	$128,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

DOCUMENTS DEPT
FEB 13 2014
SAN FRANCISCO PUBLIC LIBRARY

C) APPLICATION: 2009-2865

APPLICANT:	RINCON EV REALTY LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0088 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,762,321.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D) APPLICATION: 2010-5170

APPLICANT:	RINCON EV REALTY LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0088 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,409,754.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 19, 2014 at 11:32 a.m.

Present: Edward Campaña and Jeffrey Morris

Quorum present

Chairperson: Jeffrey Morris, Presiding

Deputy City Attorneys Marie Blits and Wayne Snodgrass

With no public present for comment, the Board went into closed session at the hour of 11:36 a.m. to confer and consult with counsel regarding legal matters before the Board and to take possible action on the Board's findings of fact regarding legal standing on the below listed applications.

2/19/14 OSCJ

At the hour of 12:40 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2206	Rincon EV Realty LLC	Approved Findings of Fact
2008-2288	Rincon EV Realty LLC	Same as Above
2009-2865	Rincon EV Realty LLC	Same as Above
2010-5170	Rincon EV Realty LLC	Same as Above

There being no further business, the Board, at the hour of 12:45 p.m. recessed to reconvene Thursday, February 20, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Monday, March 31, 2014

Angela Calvillo
Clerk of the Board of Supervisors

GOVERNMENT
DOCUMENTS DEPT

APR 10 2014

SAN FRANCISCO
PUBLIC LIBRARY

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

02-12-14P05:06 RCVD

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 19, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1416
APPLICANT:	JOHN HANCOCK LIFE INSURANCE CO.
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,043,192.00
APPLICANT'S OPINION:	$19,831,488.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

GOVERNMENT INFORMATION CENTER
FEB 12 2014
SAN FRANCISCO PUBLIC LIBRARY

DATE POSTED
FEB 11 2014
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1564
APPLICANT:	GOLDEN GATEWAY CENTER
PARCEL NO.:	0200 014
PARCEL ADDRESS:	0100 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,015,204.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1565
APPLICANT:	CEP MARKET STREET INVESTORS
PARCEL NO.:	3706 062
PARCEL ADDRESS:	0725 0731 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,655,952.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1566
APPLICANT:	DB 800 MARKET LLC
PARCEL NO.:	0329 001
PARCEL ADDRESS:	0800 0830 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$36,535,112.00
APPLICANT'S OPINION:	$28,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2554
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 008
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,919,988.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2555
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 009
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,493,319.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2556
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 010
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,719,986.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2557
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 011
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,479,983.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2558
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 011A
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,199,986.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2559
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 012
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,386,647.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2560
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 013
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,733,305.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2617
APPLICANT:	GLL US OFFICE LP
PARCEL NO.:	3710 017
PARCEL ADDRESS:	0350 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,743,950.00
APPLICANT'S OPINION:	$21,010,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3075
APPLICANT:	WESTINGHOUSE BROADCASTING CO, INC
PARCEL NO.:	0142 001
PARCEL ADDRESS:	0815 BATTERY ST,
TOPIC:	
CURRENT ASSESSMENT:	$37,532,339.00
APPLICANT'S OPINION:	$21,263,729.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3116
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0270 042
PARCEL ADDRESS:	0466 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,932,632.00
APPLICANT'S OPINION:	$20,030,989.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 20, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1215
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 003
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,392,263.00
APPLICANT'S OPINION:	$1,040,782.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

GOVERNMENT INFORMATION CENTER
FEB 12 2014
SAN FRANCISCO PUBLIC LIBRARY

DATE POSTED
FEB 11 2014
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1216
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 004
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,232,685.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1217
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 005
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,517,327.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1239
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$367,001,891.00
APPLICANT'S OPINION:	$227,682,429.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1240
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$107,439,819.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1247
APPLICANT:	GLENBOROUGH NEW MONTGOMERY LLC
PARCEL NO.:	3707 062
PARCEL ADDRESS:	0033 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$92,053,177.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2366
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3910 001
PARCEL ADDRESS:	0002 0098 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$58,844,663.00
APPLICANT'S OPINION:	$30,165,881.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2367
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3910 005
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,588,476.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2368
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3910 006
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,376.00
APPLICANT'S OPINION:	$5,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2369
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3915 001
PARCEL ADDRESS:	0101 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,469,566.00
APPLICANT'S OPINION:	$8,348,032.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2370
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3915 002
PARCEL ADDRESS:	0101 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,421,534.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2371
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3915 003
PARCEL ADDRESS:	0101 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,421,534.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2372
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3915 004
PARCEL ADDRESS:	0101 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,421,534.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2373
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3916 002
PARCEL ADDRESS:	0102 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,841,179.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, February 24, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1841
APPLICANT:	1750 CONNECTICUT, LLC
PARCEL NO.:	3951 006
PARCEL ADDRESS:	1350 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,939,816.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 19 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
FEB 21 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2000
APPLICANT:	5050 MISSION STREET LLC
PARCEL NO.:	6969 001
PARCEL ADDRESS:	5050 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,747,701.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2198
APPLICANT:	KASIMA, LLC
PARCEL NO.:	2012207681
PARCEL ADDRESS:	0000VARIOUS LOCATION,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,459,913.00
APPLICANT'S OPINION:	$1,954,344.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2199
APPLICANT:	TRENDS GLOBAL, LLC
PARCEL NO.:	2012401567
PARCEL ADDRESS:	0001 MARKET SPEAR PLZ, 3600
TOPIC:	
CURRENT ASSESSMENT:	$30,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2211
APPLICANT:	SHANAHAN, JAMES
PARCEL NO.:	6603 036
PARCEL ADDRESS:	0541 DUNCAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,648,310.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2221
APPLICANT:	THE CHURCH IN SAN FRANCISCO
PARCEL NO.:	1731 048
PARCEL ADDRESS:	1231 - 1233 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,997,557.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2226
APPLICANT:	FLORES, LUCRECIA
PARCEL NO.:	6345 018
PARCEL ADDRESS:	0670 PARIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$565,592.00
APPLICANT'S OPINION:	$378,945.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2231
APPLICANT:	BOGERD, MARILYN
PARCEL NO.:	3546 029
PARCEL ADDRESS:	0427 - 0431 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,295,769.00
APPLICANT'S OPINION:	$1,865,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2267
APPLICANT:	TOM, KORENE
PARCEL NO.:	7065 055
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$180,887.00
APPLICANT'S OPINION:	$90,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2268
APPLICANT:	DURIE TANGRI, LLP
PARCEL NO.:	2012206999
PARCEL ADDRESS:	0217 LEIDESDORFF ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$860,929.00
APPLICANT'S OPINION:	$217,479.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2291
APPLICANT:	CHUNG, HOWARD
PARCEL NO.:	1064 015A
PARCEL ADDRESS:	0161- 0163 PARKER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,309,645.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2345
APPLICANT:	SAMPATH, VIJAY KUMAR
PARCEL NO.:	2012205923
PARCEL ADDRESS:	0002 EMBARCADERO CTR,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$68,613.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2386
APPLICANT:	DOHENY-VIDOVICH PARTNERS
PARCEL NO.:	3912 001
PARCEL ADDRESS:	0045 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,056,313.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2387
APPLICANT:	DOHENY-VIDOVICH PARTNERS
PARCEL NO.:	3912 003
PARCEL ADDRESS:	0025 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,225,263.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2442
APPLICANT:	CHEN, YUE LING
PARCEL NO.:	6156 004A
PARCEL ADDRESS:	3130 - 3132 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$821,328.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, February 24, 2014, at 9:30 a.m.

Present: Richard Lee, John Lee and Mervin Conlan

Quorum present

Chairperson: Richard Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2221	The Church in San Francisco	Submitted
2012-2267	Korene Tom	Submitted

At the hour of 10:35 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 10:50 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2221	The Church in San Francisco	A. V. Lowered (Assessor)
2012-2267	Korene Tom	A. V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-2345	Vijay Kumar Sampath	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1841	1750 Connecticut, LLC	Withdrawn
2012-2000	5050 Mission Street LLC	Withdrawn
2012-2198	Kasima, LLC	Postponed
2012-2199	Trends Global, LLC	Withdrawn
2012-2211	James Shanahan	Postponed
2012-2226	Lucrecia Flores	Withdrawn

GOVERNMENT DOCUMENTS DEPT

MAR - 5 2014

SAN FRANCISCO PUBLIC LIBRARY

Appeal No.	Name	Disposition (Continued)
2012-2231	Marilyn Bogerd	Withdrawn
2012-2268	Durie Tangri, LLP	Postponed
2012-2291	Howard Chung	Postponed
2012-2386	Doheny-Vidovich Partners	Postponed
2012-2387	Doheny-Vidovich Partners	Postponed
2012-2442	Yue Ling Chen	Withdrawn

There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene Wednesday, February 26, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 3, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, February 24, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6393
APPLICANT:	TOYLI, LLC
PARCEL NO.:	0644 021
PARCEL ADDRESS:	1653 SACRAMENTO ST,
TOPIC:	
CURRENT ASSESSMENT:	$2,522,293.00
APPLICANT'S OPINION:	$2,010,144.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

DATE POSTED
FEB 19 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
FEB 21 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1691
APPLICANT:	1650 BROADWAY, LLC
PARCEL NO.:	0570 010
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,121,594.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1692
APPLICANT:	1650 BROADWAY, LLC
PARCEL NO.:	0570 011
PARCEL ADDRESS:	1650 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,318,393.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2191
APPLICANT:	WILLIAMS, FREDERICK
PARCEL NO.:	0599 194
PARCEL ADDRESS:	1800 WASHINGTON ST #414,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$513,686.00
APPLICANT'S OPINION:	$463,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2200
APPLICANT:	DCG INVESTMENT PROPERTIES, LLC
PARCEL NO.:	2012520049
PARCEL ADDRESS:	0325 MASON ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,608,317.00
APPLICANT'S OPINION:	$811,654.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2203
APPLICANT:	540 LEAVENWORTH, LLC
PARCEL NO.:	0318 016
PARCEL ADDRESS:	0540 LEAVENWORTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,300,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2204
APPLICANT:	MAIONCHI, DOMINIC
PARCEL NO.:	2012700674
PARCEL ADDRESS:	0003-BERTH 439/40',
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,722.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2207
APPLICANT:	DALZIEL, SEAN
PARCEL NO.:	3766 210
PARCEL ADDRESS:	0400 BEALE ST, #1901
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$940,000.00
APPLICANT'S OPINION:	$835,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2210
APPLICANT:	345 - 6TH STREET, LLC
PARCEL NO.:	3753 081
PARCEL ADDRESS:	0345 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,263,990.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2214
APPLICANT:	GLASSER, STANLEY
PARCEL NO.:	3750 528
PARCEL ADDRESS:	0077 DOW PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$854,074.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2233
APPLICANT:	REININGA CORPORATION
PARCEL NO.:	0452T041I
PARCEL ADDRESS:	0900 NORTH POINT ST, 617 B34I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$239,061.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2290
APPLICANT:	LEAVITT, CURTIS
PARCEL NO.:	0452T025B
PARCEL ADDRESS:	0900 NORTH POINT ST, 533 B17B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$248,624.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2310
APPLICANT:	BURNSIDE, REBECCA
PARCEL NO.:	0574 049
PARCEL ADDRESS:	1545 BROADWAY, 305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$786,175.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, February 24, 2014, at 1:33 p.m.

Present: Joseph Tham, Mark Watts and Angela Cheung

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-2207	Sean Dalziel	Submitted

At the hour of 2:18 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:25 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-2207	Sean Dalziel	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2204	Dominic Maionchi	Denied-No Show
2012-2214	Stanley Glasser	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-6393	Toyli, LLC	Withdrawn
2012-1691	1650 Broadway, LLC	Withdrawn
2012-1692	1650 Broadway, LLC	Withdrawn
2012-2191	Frederick Williams	Withdrawn
2012-2200	DCG Investment Properties	Withdrawn
2012-2203	540 Leavenworth, LLC	Withdrawn
2012-2210	345 – 6th Street, LLC	Withdrawn

GOVERNMENT DOCUMENTS DEPT

MAR - 3 2014

SAN FRANCISCO PUBLIC LIBRARY

Appeal No.	Name	Disposition (Continued)
2012-2233	Reininga Corporation	Withdrawn
2012-2290	Curtis Leavitt	Withdrawn
2012-2310	Rebecca Burnside	Postponed

There being no further business, the Board, at the hour of 2:30 p.m., recessed to reconvene Tuesday, February 25, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 25, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 25, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

82
1
2/25/14

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1230
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 002
PARCEL ADDRESS:	0535 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,248,152.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 19 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
FEB 21 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1231
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 003
PARCEL ADDRESS:	0529 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$811,216.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1232
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 004
PARCEL ADDRESS:	0500 0516 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,855,670.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1864
APPLICANT:	RIVERS UNITED INC.
PARCEL NO.:	0284 002
PARCEL ADDRESS:	0535 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,257,549.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1865
APPLICANT:	RIVERS UNITED INC.
PARCEL NO.:	0284 004
PARCEL ADDRESS:	0500 0516 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,944,940.00
APPLICANT'S OPINION:	$6,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1866
APPLICANT:	RIVERS UNITED INC.
PARCEL NO.:	0284 003
PARCEL ADDRESS:	0529 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$817,323.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1453
APPLICANT:	MARINA BEACH, LP
PARCEL NO.:	0581 008B
PARCEL ADDRESS:	2360 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,822,189.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1483
APPLICANT:	539 BRYANT LLC
PARCEL NO.:	3776 041
PARCEL ADDRESS:	0539 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,893,303.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1484
APPLICANT:	394 PACIFIC LLC
PARCEL NO.:	0165 007
PARCEL ADDRESS:	0394 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,687,970.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1855
APPLICANT:	1035 MARKET STREET LLC
PARCEL NO.:	3703 058
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,875,747.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1857
APPLICANT:	1035 MARKET STREET LLC
PARCEL NO.:	3703 068
PARCEL ADDRESS:	1043 1045 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,112,048.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1858
APPLICANT:	1035 MARKET STREET LLC
PARCEL NO.:	3703 070
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,092,972.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1859
APPLICANT:	ARIZONA TEMPE HOTEL GROUP
PARCEL NO.:	3763 001
PARCEL ADDRESS:	0400 0416 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,468,818.00
APPLICANT'S OPINION:	$14,752,180.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1860
APPLICANT:	ARIZONA TEMPE HOTEL GROUP
PARCEL NO.:	3763 113
PARCEL ADDRESS:	P000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,599,996.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1919
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 003
PARCEL ADDRESS:	0529 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$833,668.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1920
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 002
PARCEL ADDRESS:	0535 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,282,699.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2046
APPLICANT:	RIVERS UNITED INC.
PARCEL NO.:	0284 004
PARCEL ADDRESS:	0500 0516 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,183,838.00
APPLICANT'S OPINION:	$6,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2303
APPLICANT:	CONCORD INTERNATIONAL LANDS LTD.
PARCEL NO.:	0503 097
PARCEL ADDRESS:	2775V VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$287,911.00
APPLICANT'S OPINION:	$170,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2313
APPLICANT:	CONCORD INTERNATIONAL LANDS LTD.
PARCEL NO.:	0503 030
PARCEL ADDRESS:	2775 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,546,951.00
APPLICANT'S OPINION:	$6,830,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2431
APPLICANT:	1645 PACIFIC HOMES, LLC
PARCEL NO.:	0595 013
PARCEL ADDRESS:	1645 1661 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,359,984.00
APPLICANT'S OPINION:	$4,128,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, CITY HALL, 1 DR. CARLTON B. GOODLETT PLACE
TUESDAY, FEBRUARY 25, 2014
10:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to discuss, deliberate and take possible action only on the legal issue regarding change in ownership for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION: 2011-6171	
APPLICANT:	MURPHY FAMILY TRUST
PARCEL NO.:	6660 061
PARCEL ADDRESS:	3484 - 3486 MISSION ST,
TOPIC:	Is Change in Ownership Considered a Reassessable Event
CURRENT ASSESSMENT:	$842,468.00
APPLICANT'S OPINION:	$492,936.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DOCUMENTS DEPT.
FEB 13 2014
SAN FRANCISCO PUBLIC LIBRARY

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, February 25, 2014 at 10:30 a.m.

Present: Jeffrey Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Jeffrey Morris, Presiding

Marie Blits and Zachary Porianda, Deputy City Attorneys

With no public present for comment, the Board went into closed session with at the hour of 10:35 a.m. to consult with counsel and deliberate on legal matters pertaining to the change of ownership for the below listed application.

At the hour of 11:12 a.m., the Board reconvened in open session and took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-6171	Murphy Family Trust	Board ruled in favor of Applicant, concluding the change in ownership at issue was not a reassessable event.

There being no further business, the Board, at the hour of 11:15 a.m. recessed to reconvene later the same day, Tuesday, February 25, 2014, at 12:00 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, February 28, 2014

Angela Calvillo
Clerk of the Board of Supervisors

GOVERNMENT
DOCUMENTS DEPT

MAR - 5 2014

SAN FRANCISCO
PUBLIC LIBRARY

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, CITY HALL, 1 DR. CARLTON B. GOODLETT PLACE
TUESDAY, FEBRUARY 25, 2014
12:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed applications that were taken under submission following the hearing on February 12, 2014 (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2012-1646

APPLICANT:	NG, SIU CHUEN
PARCEL NO.:	0601 021
PARCEL ADDRESS:	1901 JACKSON ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,529,403.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

B) APPLICATION: 2012-1663

APPLICANT:	643 WEBSTER STREET, LLC
PARCEL NO.:	0804 002
PARCEL ADDRESS:	0643 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,661,368.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

GOVERNMENT
DOCUMENTS DEPT
FEB 21 2014
SAN FRANCISCO
PUBLIC LIBRARY

DATE POSTED
FEB 19 2014
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, February 25, 2014 at 12:00 p.m.

Present: Jeff Morris, Joseph Tham and Kristine Nelson

Quorum present

Chairperson: Jeff Morris, Presiding

SF
A82
#2
2/25/14

With no public present for comment, the Board went into closed session at the hour of 12:05 p.m. to review documents and deliberate the below listed applications. The Board reconvened in open session at 12:30 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1646	Ng, Siu Chuen	A.V. Lowered (Board)
2012-1663	643 Webster Street, LLC	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 12:35 p.m., recessed to reconvene Thursday, February 27, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, February 28, 2014

Angela Calvillo
Clerk of the Board of Supervisors

GOVERNMENT
DOCUMENTS DEPT

MAR - 5 2014

SAN FRANCISCO
PUBLIC LIBRARY

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, February 26, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2010
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2008901127
PARCEL ADDRESS:	
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$6,435,803.00
APPLICANT'S OPINION:	$2,575,853.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

DATE POSTED
FEB 19 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
FEB 21 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2011
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2008901129
PARCEL ADDRESS:	
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$4,398,128.00
APPLICANT'S OPINION:	$1,216,761.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2012
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2008901128
PARCEL ADDRESS:	
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$5,356,981.00
APPLICANT'S OPINION:	$1,559,049.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4975
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2009205665
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,242,016.00
APPLICANT'S OPINION:	$2,075,606.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3577
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2010204968
PARCEL ADDRESS:	1170 MARKET ST,
TOPIC:	
CURRENT ASSESSMENT:	$12,229,109.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4182
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2011205559
PARCEL ADDRESS:	00001170 0000MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$15,052,310.00
APPLICANT'S OPINION:	$3,932,391.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4727
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2011900434
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,570,405.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4729
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2011900433
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,196,970.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4730
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2011900432
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$13,865,936.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4738
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2011900434
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$6,570,405.00
APPLICANT'S OPINION:	$6,570,405.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3251
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2012203834
PARCEL ADDRESS:	1170 MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$15,072,684.00
APPLICANT'S OPINION:	$4,033,934.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, February 26, 2014 at 1:30 p.m.

Present: Louisa Mendoza, John Lee and Diana Daniel

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years at issue being present, the Board heard evidence and testimony in support of the agreed-upon value between the parties for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
2/26/14

Appeal No.	Name	Disposition
2008-2010	The Art Institute of California	Verbal Stipulation Approved
2008-2011	The Art Institute of California	Verbal Stipulation Approved
2008-2012	The Art Institute of California	Verbal Stipulation Approved
2009-4975	The Art Institute of California	Denied
2010-3577	The Art Institute of California	Verbal Stipulation Approved
2011-4727	The Art Institute of California	Denied
2011-4729	The Art Institute of California	Verbal Stipulation Approved
2011-4730	The Art Institute of California	Denied

With the following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll in attendance at the scheduled hearing, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4182	The Art Institute of California	Withdrawn prior to hearing
2011-4738	The Art Institute of California	Withdrawn prior to hearing
2012-3251	The Art Institute of California	Withdrawn prior to hearing

There being no further business, the Board, at the hour of 2:20 p.m., recessed to reconvene Monday, March 3, 2014 at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 12, 2014

Angela Calvillo
Clerk of the Board of Supervisors

GOVERNMENT
DOCUMENTS DEPT

MAR 28 2014

SAN FRANCISCO
PUBLIC LIBRARY

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 27, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2444
APPLICANT:	DIGITAL REALTY TRUST
PARCEL NO.:	5431A001G
PARCEL ADDRESS:	0202 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$86,389,343.00
APPLICANT'S OPINION:	$43,194,672.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 19 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
FEB 21 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2445
APPLICANT:	DIGITAL REALTY TRUST
PARCEL NO.:	5431A001F
PARCEL ADDRESS:	0200 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,198,000.00
APPLICANT'S OPINION:	$8,099,030.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2819
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	0229 020
PARCEL ADDRESS:	0375 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$142,063,671.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4430
APPLICANT:	200 PAUL LLC,
PARCEL NO.:	5431A001G
PARCEL ADDRESS:	0202 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$80,305,991.00
APPLICANT'S OPINION:	$60,229,493.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4431
APPLICANT:	200 PAUL LLC,
PARCEL NO.:	5431A001F
PARCEL ADDRESS:	0200 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,544,921.00
APPLICANT'S OPINION:	$19,158,690.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0986
APPLICANT:	CHSP SAN FRANCISCO LLC
PARCEL NO.:	0229 020
PARCEL ADDRESS:	0375 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$146,165,731.00
APPLICANT'S OPINION:	$89,235,945.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1418
APPLICANT:	JOHN HANCOCK LIFE INSURANCE CO.
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$159,497,772.00
APPLICANT'S OPINION:	$90,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1574
APPLICANT:	MARKET FRONT ASSOCIATES LIMITED
PARCEL NO.:	0266 007
PARCEL ADDRESS:	0032 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,373,519.00
APPLICANT'S OPINION:	$9,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1575
APPLICANT:	MARKET FRONT ASSOCIATES LIMITED
PARCEL NO.:	0266 009
PARCEL ADDRESS:	0001 FRONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$128,872,866.00
APPLICANT'S OPINION:	$119,344,562.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1792
APPLICANT:	DIGITAL REALTY TRUST
PARCEL NO.:	5431A001G
PARCEL ADDRESS:	0202 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$91,212,092.00
APPLICANT'S OPINION:	$45,606,047.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1794
APPLICANT:	DIGITAL REALTY TRUST
PARCEL NO.:	5431A001F
PARCEL ADDRESS:	0200 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,390,851.00
APPLICANT'S OPINION:	$10,195,426.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, February 28, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0350
APPLICANT:	KEENE, BRUCE
PARCEL NO.:	0047 002C
PARCEL ADDRESS:	1020 1024 CHESTNUT ST,
TOPIC:	Base Year/Change in Ownership-Legal Issue
CURRENT ASSESSMENT:	$862,500.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
FEB 19 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
FEB 21 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1587
APPLICANT:	DI FILIPPO, AUDREY
PARCEL NO.:	0516 050
PARCEL ADDRESS:	0149 PIXLEY ST,
TOPIC:	Base Year/Change in Ownership-Legal Issue
CURRENT ASSESSMENT:	$723,054.00
APPLICANT'S OPINION:	$255,656.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1939
APPLICANT:	STELMAK, JOSEPH
PARCEL NO.:	6011 022
PARCEL ADDRESS:	0155 PARIS ST,
TOPIC:	Base Year/Change in Ownership-Legal Issue
CURRENT ASSESSMENT:	$530,000.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2033
APPLICANT:	STREIT, LESLIE
PARCEL NO.:	4991 249
PARCEL ADDRESS:	0033 JENNINGS CT,
TOPIC:	Base Year/Change in Ownership-Legal Issue
CURRENT ASSESSMENT:	$418,817.00
APPLICANT'S OPINION:	$379,665.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, February 28, 2014, at 9:35 a.m.

Present: Jeff Morris, Joseph Tham and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 supplemental tax year being present and heard on the legal challenge regarding the March 9, 2010 change in ownership event, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-2033	Leslie Streit	Submitted

At the hour of 10:15 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:22 a.m. and took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-2033	Leslie Streit	Denied appeal on no change in ownership; Board ruled in favor of the Assessor, concluding a partial two-thirds reassessment of the property.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0350	Bruce Keene	Postponed
2012-1587	Audrey Di Filippo	Withdrawn on Legal Issue Only
2012-1939	Joseph Stelmak	Withdrawn

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Tuesday, March 4, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on March 13, 2014

Angela Calvillo
Clerk of the Board of Supervisor

GOVERNMENT DOCUMENTS DEPT

MAR 28 2014

SAN FRANCISCO PUBLIC LIBRARY

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, March 3, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4023
APPLICANT:	CALIFORNIA CULINARY ACADEMY INC.
PARCEL NO.:	2011205932
PARCEL ADDRESS:	0350 RHODE ISLAND ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,312,691.00
APPLICANT'S OPINION:	$1,148,983.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
FEB 27 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR - 3 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5329
APPLICANT:	CC MEDIA HOLDINGS, INC.
PARCEL NO.:	5478 008
PARCEL ADDRESS:	3275 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,390,000.00
APPLICANT'S OPINION:	$1,563,043.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5330
APPLICANT:	CC MEDIA HOLDINGS, INC.
PARCEL NO.:	5478 008
PARCEL ADDRESS:	3275 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,384,335.00
APPLICANT'S OPINION:	$1,560,879.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5351
APPLICANT:	CC MEDIA HOLDINGS, INC.
PARCEL NO.:	5478 008
PARCEL ADDRESS:	3275 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,402,288.00
APPLICANT'S OPINION:	$1,517,736.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2296
APPLICANT:	CHEN, QUEENIE
PARCEL NO.:	6244 073
PARCEL ADDRESS:	0458A LELAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$341,329.00
APPLICANT'S OPINION:	$120,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2297
APPLICANT:	BERRIOS, DENNIS
PARCEL NO.:	4761 039
PARCEL ADDRESS:	1382 REVERE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$156,861.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2323
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	5478 008
PARCEL ADDRESS:	3275 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,450,333.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2332
APPLICANT:	FPA MISSION ASSOCIATES, LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,562,084.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2529
APPLICANT:	CHOW, LAM WAI
PARCEL NO.:	4964 019
PARCEL ADDRESS:	0870V INGERSON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$254,686.00
APPLICANT'S OPINION:	$130,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2540	
APPLICANT:	SILVER PARK PROPERTY CO LLC	C/O REDWOOD
PARCEL NO.:	5402 072	
PARCEL ADDRESS:	0901 BAYSHORE BL, #101	
TOPIC:	Decline in Value	
CURRENT ASSESSMENT:	$1,405,162.00	
APPLICANT'S OPINION:	$1,151,520.00	
TAXABLE YEAR:	2012	
APPEAL TYPE:	Real Property	
ROLL TYPE:	REGULAR	
STATUS:	WITHDRAWN	

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2563
APPLICANT:	DRAKE BEAM MORIN, INC.
PARCEL NO.:	2012442402
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$70,257.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2589
APPLICANT:	GOLD REVOCABLE TRUST
PARCEL NO.:	5419 002
PARCEL ADDRESS:	1600 ARMSTRONG AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,196,794.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2665
APPLICANT:	MANUHU, AUSSY
PARCEL NO.:	0909 001
PARCEL ADDRESS:	0801 MARINA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,735,439.00
APPLICANT'S OPINION:	$2,242,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2693
APPLICANT:	AMIRI, HAMID
PARCEL NO.:	1639 027
PARCEL ADDRESS:	0690 - 0694 06TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,402,727.00
APPLICANT'S OPINION:	$1,075,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4924
APPLICANT:	CALIFORNIA CULINARY ACADEMY INC.
PARCEL NO.:	2012204035
PARCEL ADDRESS:	0350 RHODE ISLAND ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$619,349.00
APPLICANT'S OPINION:	$488,691.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, March 3, 2014, at 9:30 a.m.

Present: John Lee, Mervin Conlan and Shawn Ridgell

Quorum present

Chairperson: Mervin Conlan, Presiding

SF
A82
#2
3/3/14

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-2296	Queenie Chen	Submitted

At the hour of 9:57 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:05 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-2296	Queenie Chen	A. V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2297	Dennis Berrios	Denied-No Show
2012-2563	Drake Beam Morin, Inc.	Denied-No Show
2012-2665	Aussy Manuhu	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4023	California Culinary Academy	Postponed
2011-5329	CC Media Holdings, Inc.	Withdrawn
2011-5330	CC Media Holdings, Inc.	Withdrawn
2011-5351	CC Media Holdings, Inc.	Withdrawn
2012-2323	Clear Channel Outdoor, Inc.	Withdrawn
2012-2332	FPA Mission Associates, LP	Postponed

GOVERNMENT
DOCUMENTS DEPT

MAR 28 2014

SAN FRANCISCO
PUBLIC LIBRARY

Appeal No.	Name	Disposition (Continued)
2012-2529	Lam Wai Chow	Withdrawn
2012-2540	Silver Park Property Co, LLC	Withdrawn
2012-2589	Gold Revocable Trust	Withdrawn
2012-2693	Hamid Amiri	Withdrawn
2012-4924	California Culinary Academy	Postponed

There being no further business, the Board, at the hour of 10:10 a.m., recessed to reconvene Tuesday, March 4, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 5, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 4, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1749
APPLICANT:	DUBIER, PAMELA
PARCEL NO.:	3731 055
PARCEL ADDRESS:	0076 MOSS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,009,143.00
APPLICANT'S OPINION:	$686,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 27 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR - 3 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1751
APPLICANT:	FONG, LYDIA
PARCEL NO.:	0496 019
PARCEL ADDRESS:	1600 1606 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,538,658.00
APPLICANT'S OPINION:	$2,008,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1773
APPLICANT:	HALTIWANGER, BRETT
PARCEL NO.:	0546 044
PARCEL ADDRESS:	2415 VAN NESS AVE, 504
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$470,000.00
APPLICANT'S OPINION:	$344,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1778
APPLICANT:	HARTWELL, MARILYN
PARCEL NO.:	0150 060
PARCEL ADDRESS:	1041 VALLEJO,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,246,032.00
APPLICANT'S OPINION:	$2,237,333.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1786
APPLICANT:	SOLOVYEV, IRINA
PARCEL NO.:	0045 067
PARCEL ADDRESS:	2555 LEAVENWORTH ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$765,728.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2711
APPLICANT:	HIMY, DAVID
PARCEL NO.:	3779 009
PARCEL ADDRESS:	0564 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,039,992.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2712
APPLICANT:	LAPIDOS, JACK
PARCEL NO.:	0320 002
PARCEL ADDRESS:	0537 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,914,141.00
APPLICANT'S OPINION:	$901,125.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2714
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0820 002
PARCEL ADDRESS:	0600 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,668,334.00
APPLICANT'S OPINION:	$808,117.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2716
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0190 021
PARCEL ADDRESS:	1025 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,537,568.00
APPLICANT'S OPINION:	$513,056.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2717
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0854 005
PARCEL ADDRESS:	1670 1680 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,634,734.00
APPLICANT'S OPINION:	$804,011.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2718
APPLICANT:	LIU, BENJAMIN
PARCEL NO.:	0104 012
PARCEL ADDRESS:	0424 0428 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,522,104.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2721
APPLICANT:	ROMANO, JAMES
PARCEL NO.:	0595 017
PARCEL ADDRESS:	1650 JACKSON, 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,003,916.00
APPLICANT'S OPINION:	$340,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2728
APPLICANT:	3D INVESTMENTS IV
PARCEL NO.:	0676 033
PARCEL ADDRESS:	1800 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,324,003.00
APPLICANT'S OPINION:	$8,674,047.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2729
APPLICANT:	BENSON, ERIC
PARCEL NO.:	0528 029
PARCEL ADDRESS:	1648 UNION ST, 202
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$847,888.00
APPLICANT'S OPINION:	$297,892.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2730
APPLICANT:	BREEN, DENNIS
PARCEL NO.:	0825 024
PARCEL ADDRESS:	1043 1053 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,296,547.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2776
APPLICANT:	PIERMARINI, DONALD
PARCEL NO.:	3779 102
PARCEL ADDRESS:	0324 0326 HARRIET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$998,774.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2787
APPLICANT:	CHIN, PETER
PARCEL NO.:	0838 004
PARCEL ADDRESS:	0131 0135 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,247,763.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2829
APPLICANT:	CRAWFORD, ZELTE
PARCEL NO.:	0817 034
PARCEL ADDRESS:	0332 0338 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,568,622.00
APPLICANT'S OPINION:	$503,500.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2831
APPLICANT:	CRAWFORD, ZELTE
PARCEL NO.:	0243 026
PARCEL ADDRESS:	0123 JOICE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,436,150.00
APPLICANT'S OPINION:	$490,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2833
APPLICANT:	DA ENTERPRISES LLC
PARCEL NO.:	3766 014
PARCEL ADDRESS:	0400 BEALE ST, #103
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,000.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

22) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2899
APPLICANT:	SFO GKT LLC
PARCEL NO.:	3707 002A
PARCEL ADDRESS:	0609 0611 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,843,121.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, March 4, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2708
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	3537 025
PARCEL ADDRESS:	0750 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,992,687.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
FEB 27 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR - 3 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2709
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	1011 011
PARCEL ADDRESS:	3650 3664 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,666,653.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2710
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	1654 043
PARCEL ADDRESS:	0700 12TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,719,396.00
APPLICANT'S OPINION:	$650,450.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2713
APPLICANT:	LE, VU
PARCEL NO.:	3567 001
PARCEL ADDRESS:	3201 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,967,994.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2715
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	3570 046
PARCEL ADDRESS:	0135 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,240,713.00
APPLICANT'S OPINION:	$625,720.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2719
APPLICANT:	MANNING, SIMON
PARCEL NO.:	0979 018
PARCEL ADDRESS:	2874 2878 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,534,678.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2720
APPLICANT:	NASSER, WILLIAM
PARCEL NO.:	1752 001
PARCEL ADDRESS:	1251 1253 03RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,126,270.00
APPLICANT'S OPINION:	$325,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2722
APPLICANT:	TAN, ANGELINA
PARCEL NO.:	1781 046
PARCEL ADDRESS:	2533 2537 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,806,073.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2723
APPLICANT:	TOY, VIRGINIA
PARCEL NO.:	1411 010
PARCEL ADDRESS:	2118 2120 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,412,744.00
APPLICANT'S OPINION:	$1,001,140.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2724
APPLICANT:	TOY, VIRGINIA
PARCEL NO.:	1418 024
PARCEL ADDRESS:	1440 1442 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,617,719.00
APPLICANT'S OPINION:	$500,540.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2725
APPLICANT:	WONG, LIDA YOOK
PARCEL NO.:	1410 017
PARCEL ADDRESS:	2200 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,546,661.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2726
APPLICANT:	WONG, LORRAINE
PARCEL NO.:	1525 011
PARCEL ADDRESS:	0455 0457 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$870,835.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2727
APPLICANT:	MANDEL, WILLIAM
PARCEL NO.:	6688 045
PARCEL ADDRESS:	3730 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,740,791.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2816
APPLICANT:	CHIN, PETER
PARCEL NO.:	4146 015A
PARCEL ADDRESS:	0992 0998 FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$946,752.00
APPLICANT'S OPINION:	$384,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2817
APPLICANT:	CHIN, PETER
PARCEL NO.:	3569 007
PARCEL ADDRESS:	2040 2042 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,088,950.00
APPLICANT'S OPINION:	$250,962.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2828
APPLICANT:	CRAWFORD, ZELTE
PARCEL NO.:	3556 035
PARCEL ADDRESS:	0219 0221 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,484,888.00
APPLICANT'S OPINION:	$500,598.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2897
APPLICANT:	CHIANG, YU-HUNG
PARCEL NO.:	1378 004
PARCEL ADDRESS:	0129 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,312,413.00
APPLICANT'S OPINION:	$375,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2898
APPLICANT:	CHIN, PETER
PARCEL NO.:	3569 008
PARCEL ADDRESS:	2044 2046 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$871,746.00
APPLICANT'S OPINION:	$251,356.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2900
APPLICANT:	AZAR ASSOCIATES LLC
PARCEL NO.:	7143 033
PARCEL ADDRESS:	5894 5898 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,226,661.00
APPLICANT'S OPINION:	$420,900.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2903
APPLICANT:	AZAR, NAIFEH
PARCEL NO.:	3114 045
PARCEL ADDRESS:	0715 0721 MONTEREY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,341,750.00
APPLICANT'S OPINION:	$375,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, March 5, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5742
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	2011900160
PARCEL ADDRESS:	
TOPIC:	Audit under R&T Code Section 469
CURRENT ASSESSMENT:	$9,681,521.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

DATE POSTED
FEB 27 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR - 3 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5743
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	2011900159
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$10,188,084.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5744
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	2009520803
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$10,138,668.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5745
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	2010520803
PARCEL ADDRESS:	0333 BATTERY ST,
TOPIC:	
CURRENT ASSESSMENT:	$10,374,095.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2407
APPLICANT:	XANTHOPOULOS, ERIC
PARCEL NO.:	3538 081
PARCEL ADDRESS:	0049 0051 WALTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,999,990.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2501
APPLICANT:	SWEET FAMILY 2004 TRUST
PARCEL NO.:	6909 014
PARCEL ADDRESS:	0100 MONCADA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,350,000.00
APPLICANT'S OPINION:	$1,126,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2514
APPLICANT:	MENDEZ, ROBERT
PARCEL NO.:	5279 037
PARCEL ADDRESS:	1655 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,244,516.00
APPLICANT'S OPINION:	$739,188.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2566
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2012203957
PARCEL ADDRESS:	1499 WEBSTER ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,775,456.00
APPLICANT'S OPINION:	$1,142,167.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2567
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2012202078
PARCEL ADDRESS:	0636 CLAY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,514,357.00
APPLICANT'S OPINION:	$956,627.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2841
APPLICANT:	JALILI-FARSHCHI, MOHAMMAD
PARCEL NO.:	1113 001
PARCEL ADDRESS:	0097 BARCELONA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,003,386.00
APPLICANT'S OPINION:	$1,479,161.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2847
APPLICANT:	CHARLON, OLIVIER
PARCEL NO.:	7547 006
PARCEL ADDRESS:	0032 MATEO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,061,432.00
APPLICANT'S OPINION:	$940,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2858
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 048
PARCEL ADDRESS:	3339 3349 23RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,173,328.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2859
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 049
PARCEL ADDRESS:	3327 3337 23RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,493,652.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2860
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 053
PARCEL ADDRESS:	2700 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,266,657.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, March 5, 2014, at 9:30 a.m.

Present: Richard Lee, Mervin Conlan and Ed Campaña

Quorum present

Chairperson Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5742	HEI San Francisco, LLC	Verbal Stipulation Approved
2010-5743	HEI San Francisco, LLC	Verbal Stipulation Approved
2010-5744	HEI San Francisco, LLC	Verbal Stipulation Approved
2012-2501	Sweet Family 2004 Trust	Submitted
2012-2847	Olivier Charlon	Verbal Stipulation Approved

At the hour of 10:35 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:40 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-2501	Sweet Family 2004 Trust	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5745	HEI San Francisco, LLC	Withdrawn
2012-2407	Eric Xanthopoulos	Postponed
2012-2514	Robert Mendez	Withdrawn
2012-2566	DVA Healthcare Renal Care	Postponed
2012-2567	DVA Healthcare Renal Care	Postponed
2012-2841	Mohammad Jalili-Farshchi	Withdrawn
2012-2858	Kenneth Siu	Withdrawn
2012-2859	Kenneth Siu	Withdrawn
2012-2860	Kenneth Siu	Withdrawn

GOVERNMENT DOCUMENTS DEPT

MAR 28 2014

SAN FRANCISCO PUBLIC LIBRARY

There being no further business, the Board, at the hour of 10:45 a.m., recessed to reconvene Wednesday, March 5, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 18, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, March 05, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1790
APPLICANT:	NG, BEN
PARCEL NO.:	1244 001
PARCEL ADDRESS:	1415 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,711,327.00
APPLICANT'S OPINION:	$1,027,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 27 2014
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2071
APPLICANT:	WOO, STEVEN
PARCEL NO.:	1276 019
PARCEL ADDRESS:	0173 - 0175 PARNASSUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,860,472.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

GOVERNMENT
DOCUMENTS DEPT
MAR - 3 2014
SAN FRANCISCO
PUBLIC LIBRARY

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2410
APPLICANT:	FANG DA CAMINO DEL MAR LLC
PARCEL NO.:	1307 001P
PARCEL ADDRESS:	0700 EL CAMINO DEL MAR ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,644,958.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2411
APPLICANT:	WORTHINGTON TRUST
PARCEL NO.:	0950 001
PARCEL ADDRESS:	2759 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,641,003.00
APPLICANT'S OPINION:	$2,785,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2414
APPLICANT:	HACHIYA, ALEXANDER
PARCEL NO.:	3514 066
PARCEL ADDRESS:	0140 SOUTH VAN NESS AVE, #321
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$515,000.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2416
APPLICANT:	POTRERO HILL & KANSAS STREET, LP
PARCEL NO.:	4030 031
PARCEL ADDRESS:	0655 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,559,808.00
APPLICANT'S OPINION:	$4,004,026.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2531
APPLICANT:	POGER, BRIAN
PARCEL NO.:	6511 009
PARCEL ADDRESS:	0364 FAIR OAKS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,325,600.00
APPLICANT'S OPINION:	$1,457,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2596
APPLICANT:	TP PHAM, LLC
PARCEL NO.:	0798 031
PARCEL ADDRESS:	0930 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,660,434.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2675
APPLICANT:	THOMAS, MARK
PARCEL NO.:	6555 028
PARCEL ADDRESS:	1137 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,578,405.00
APPLICANT'S OPINION:	$947,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2813
APPLICANT:	TRAN, MICHELLE
PARCEL NO.:	7115 051
PARCEL ADDRESS:	0178 BRIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$657,175.00
APPLICANT'S OPINION:	$328,587.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2873
APPLICANT:	SHALLOP, LAURICE
PARCEL NO.:	8708 205
PARCEL ADDRESS:	0235 BERRY ST, #710
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,137,516.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2891
APPLICANT:	ANDREINI, J & L TRUST
PARCEL NO.:	3521 058
PARCEL ADDRESS:	1501 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,158,128.00
APPLICANT'S OPINION:	$1,295,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, March 5, 2014, at 1:30 p.m.

Present: Richard Lee, Mervin Conlan and Ed Campaña

Quorum present

Chairperson Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2410	Fang Da Camino Del Mar LLC	Verbal Stipulation Approved
2012-2813	Michelle Tran	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1790	Ben Ng	Withdrawn
2012-2071	Steven Woo	Withdrawn
2012-2411	Worthington Trust	Withdrawn
2012-2414	Alexander Hachiya	Withdrawn
2012-2416	Potrero Hill & Kansas street	Withdrawn
2012-2531	Brian Poger	Withdrawn
2012-2596	TP Pham, LLC	Withdrawn
2012-2675	Mark Thomas	Withdrawn
2012-2873	Laurice Shallop	Withdrawn
2012-2891	Andreini, J & L Trust	Withdrawn

There being no further business, the Board, at the hour of 1:55 p.m., recessed to reconvene Tuesday, March 11, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 18, 2014

Angela Calvillo
Clerk of the Board of Supervisors

GOVERNMENT DOCUMENTS DEPT

MAR 28 2014

SAN FRANCISCO PUBLIC LIBRARY

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 06, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3434
APPLICANT:	ANCHORAGE HOLDINGS
PARCEL NO.:	0011 007
PARCEL ADDRESS:	2800 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,603,209.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3437
APPLICANT:	ANCHORAGE HOLDINGS
PARCEL NO.:	0011 008
PARCEL ADDRESS:	0500 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,382,523.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 27 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR - 3 2014
SAN FRANCISCO
PUBLIC LIBRARY

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3220
APPLICANT:	ANCHORAGE HOLDINGS LP
PARCEL NO.:	0011 007
PARCEL ADDRESS:	2800 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,862,493.00
APPLICANT'S OPINION:	$35,675,395.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3221
APPLICANT:	ANCHORAGE HOLDINGS LP
PARCEL NO.:	0011 008
PARCEL ADDRESS:	0500 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,716,722.00
APPLICANT'S OPINION:	$21,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4497
APPLICANT:	SEB INVESTMENT GMBH
PARCEL NO.:	0289 007
PARCEL ADDRESS:	0225 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$75,071,872.00
APPLICANT'S OPINION:	$37,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0999
APPLICANT:	ANCHORAGE HOLDINGS
PARCEL NO.:	0011 007
PARCEL ADDRESS:	2800 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,132,874.00
APPLICANT'S OPINION:	$30,030,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1000
APPLICANT:	ANCHORAGE HOLDINGS
PARCEL NO.:	0011 008
PARCEL ADDRESS:	0500 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$45,611,055.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1862
APPLICANT:	100 PINE ST. INVEST GROUP, LLC
PARCEL NO.:	0262 020
PARCEL ADDRESS:	0100 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$162,111,727.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1924
APPLICANT:	HINES-SUMISEL US CORE OFFICE PROPERTIES, LP
PARCEL NO.:	3708 096
PARCEL ADDRESS:	0055 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$162,657,808.00
APPLICANT'S OPINION:	$90,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1925
APPLICANT:	HINES-SUMISEL US CORE OFFICE PROPERTIES, LP
PARCEL NO.:	3721 089
PARCEL ADDRESS:	0101 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$156,290,701.00
APPLICANT'S OPINION:	$90,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3364
APPLICANT:	SEB INVESTMENT GMBH
PARCEL NO.:	0289 007
PARCEL ADDRESS:	0225 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$76,573,308.00
APPLICANT'S OPINION:	$38,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3365
APPLICANT:	SEB INVESTMENT GMBH
PARCEL NO.:	0289 001
PARCEL ADDRESS:	0225 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,757,614.00
APPLICANT'S OPINION:	$53,779,385.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, March 7, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3572
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	2009700997
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$421,926,307.00
APPLICANT'S OPINION:	$230,031,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

DATE POSTED
FEB 27 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR - 3 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3370
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	2010700949
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$420,926,342.00
APPLICANT'S OPINION:	$175,751,600.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3807
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	2011700901
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$424,095,917.00
APPLICANT'S OPINION:	$180,052,100.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3137
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	2012700905
PARCEL ADDRESS:	0055 FOURTH STREET LTS 95,116-17 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$432,577,835.00
APPLICANT'S OPINION:	$277,235,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, March 7, 2014, at 9:35 a.m.

Present: Richard Lee, Joseph Tham and Mark Watts

Quorum present

Chairperson Mark Watts, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present, the Board heard evidence and testimony from Arlen Woffinden, attorney and authorized agent, Elliot Johnson, Sr. Property Tax Manager for Marriott International, and Matthew Ahrens, Vice President for Host Hotels & Resorts, all on behalf of the applicant, as well as Lena Surjadi and Kimberly Kitano on behalf of the Assessor. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-3572	Marriott International	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3370	Host Hotels & Resorts, Inc.	Postponed
2011-3807	Host Hotels & Resorts, Inc.	Postponed
2012-3137	Host Hotels & Resorts, Inc.	Postponed

There being no further business, the Board, at the hour of 10:05 a.m., recessed to reconvene Monday, March 10, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Monday, March 17, 2014

Angela Calvillo
Clerk of the Board of Supervisors

GOVERNMENT
DOCUMENTS DEPT

MAR 28 2014

SAN FRANCISCO
PUBLIC LIBRARY

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 10, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3208
APPLICANT:	GAP, INC. (LESSEE)
PARCEL NO.:	3705Z002
PARCEL ADDRESS:	0801 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$105,726,775.00
APPLICANT'S OPINION:	$52,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 04 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR - 4 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6582
APPLICANT:	650 TOWNSEND ASSOCIATES LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$116,954,747.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6583
APPLICANT:	650 TOWNSEND ASSOCIATES LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$119,293,841.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6584
APPLICANT:	650 TOWNSEND ASSOCIATES LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$121,679,717.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0275
APPLICANT:	SP4 MISSION BAY, LP
PARCEL NO.:	8721 010
PARCEL ADDRESS:	0500 TERRY A. FRANCOIS BL,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$149,000,000.00
APPLICANT'S OPINION:	$135,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1526
APPLICANT:	GAP, INC.
PARCEL NO.:	3705Z002
PARCEL ADDRESS:	0801 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$105,476,202.00
APPLICANT'S OPINION:	$52,730,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2069
APPLICANT:	W2005 ARGENT HOTEL REALTY LLC
PARCEL NO.:	3706 074
PARCEL ADDRESS:	0050 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$180,334,440.00
APPLICANT'S OPINION:	$61,683,575.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4042
APPLICANT:	650 TOWNSEND ASSOCIATES LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$121,391,335.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4904
APPLICANT:	SP4 MISSION BAY C/O NATIONAL TAX RESOURCE GROUP
PARCEL NO.:	8721 010
PARCEL ADDRESS:	0500 TERRY A. FRANCOIS BL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$151,619,807.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5285
APPLICANT:	SP4 MISSION BAY LP
PARCEL NO.:	8721 010
PARCEL ADDRESS:	0500 TERRY A. FRANCOIS BL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$151,980,000.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1279
APPLICANT:	MONTGOMERY BUILDING, INC
PARCEL NO.:	0208 026
PARCEL ADDRESS:	0601 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,027,874.00
APPLICANT'S OPINION:	$45,012,128.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1810
APPLICANT:	CA-MISSION STREET, LP
PARCEL NO.:	3718 026
PARCEL ADDRESS:	0201 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$127,795,338.00
APPLICANT'S OPINION:	$57,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2783
APPLICANT:	W2005 ARGENT HOTEL REALTY LLC
PARCEL NO.:	3706 074
PARCEL ADDRESS:	0050 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$174,048,445.00
APPLICANT'S OPINION:	$54,788,019.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3846
APPLICANT:	GAP, INC. (LESSEE)
PARCEL NO.:	3705Z002
PARCEL ADDRESS:	0801 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$88,003,817.00
APPLICANT'S OPINION:	$43,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

GOVERNMENT
DOCUMENTS DEPT
MAR - 4 2014
SAN FRANCISCO
PUBLIC LIBRARY

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, CITY HALL, 1 DR. CARLTON B. GOODLETT PLACE
MONDAY, MARCH 10, 2014
11:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to discuss, deliberate and take possible action on the legal issue only regarding change in ownership for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION: 2011-5927

APPLICANT:	PRICE, ARETHA REVOCABLE TRUST
PARCEL NO.:	5387 003A
PARCEL ADDRESS:	1618 WALLACE AVE,
TOPIC:	Base Year/Change in Ownership-Legal Issue
CURRENT ASSESSMENT:	$230,865.00
APPLICANT'S OPINION:	$36,203.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
MAR 04 2014
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, March 10, 2014 at 1:35 p.m.

Present: Edward Campaña, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorneys Marie Blits and Zachary Porianda

With no public present for comment, the Board went into closed session at the hour of 12:38 p.m. to consult with counsel and deliberate legal matters regarding the change in ownership at issue in the below listed application.

At the hour of 1:53 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2011-5927	Aretha Price Rev Trust	Board instructed Clerk to reschedule application as soon as possible for hearing on both the change in ownership and valuation at the same time.

There being no further business, the Board, at the hour of 1:58 p.m. recessed to reconvene Thursday, March 13, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on March 26, 2014

Angela Calvillo
Clerk of the Board of Supervisors

GOVERNMENT
DOCUMENTS DEPT

APR 10 2014

SAN FRANCISCO
PUBLIC LIBRARY

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, March 11, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5754
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900282
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$4,366,801.00
APPLICANT'S OPINION:	$2,180,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

DATE POSTED
MAR 04 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR - 4 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5755
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900281
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,846,303.00
APPLICANT'S OPINION:	$2,420,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5756
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900280
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$4,811,374.00
APPLICANT'S OPINION:	$2,410,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5757
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900286
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$360,930.00
APPLICANT'S OPINION:	$180,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5758
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900285
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$348,309.00
APPLICANT'S OPINION:	$170,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5759
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900284
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$342,253.00
APPLICANT'S OPINION:	$170,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5760
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900290
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,136,989.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5761
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900289
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,335,547.00
APPLICANT'S OPINION:	$1,170,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5762
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900288
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,396,514.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5763
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900287
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,403,836.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5764
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900293
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$577,355.00
APPLICANT'S OPINION:	$290,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5765
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900292
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$564,002.00
APPLICANT'S OPINION:	$280,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5766
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900291
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$709,415.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5767
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900303
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,149,454.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5768
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900302
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,119,656.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5769
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900301
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,070,548.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5770
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900300
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,015,592.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5771
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900307
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,052,900.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5772
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900306
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,046,313.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5773
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900305
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,018,404.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5774
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900304
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,827,286.00
APPLICANT'S OPINION:	$910,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5775
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900299
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$744,426.00
APPLICANT'S OPINION:	$370,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5776
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900298
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$733,876.00
APPLICANT'S OPINION:	$370,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5777
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900297
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$802,427.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

26) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5778
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900296
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$810,457.00
APPLICANT'S OPINION:	$410,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

27) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5779
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900311
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$1,562,408.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

28) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5780
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900310
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,658,280.00
APPLICANT'S OPINION:	$830,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

29) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5781
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900309
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,836,560.00
APPLICANT'S OPINION:	$920,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

30) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5782
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900308
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,738,661.00
APPLICANT'S OPINION:	$870,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, March 12, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#1
3/12/14

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3528
APPLICANT:	GARBANZO LLC
PARCEL NO.:	5590A008
PARCEL ADDRESS:	2198 OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$853,329.00
APPLICANT'S OPINION:	$519,700.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 04 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR - 4 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3529
APPLICANT:	GARBANZO LLC
PARCEL NO.:	5590A007
PARCEL ADDRESS:	2160V OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$517,331.00
APPLICANT'S OPINION:	$224,460.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2257
APPLICANT:	WAI FUNG TRADING CORP.
PARCEL NO.:	1529 044
PARCEL ADDRESS:	0402 - 0408 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,166,020.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2350
APPLICANT:	KGO TELEVISION INC
PARCEL NO.:	2012200015
PARCEL ADDRESS:	0001 LA AVANZADA ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,465,345.00
APPLICANT'S OPINION:	$1,732,673.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2351
APPLICANT:	KGO TELEVISION INC
PARCEL NO.:	2012200016
PARCEL ADDRESS:	0900 FRONT ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$30,061,549.00
APPLICANT'S OPINION:	$15,030,775.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2454
APPLICANT:	390 BAYSHORE LLC
PARCEL NO.:	5596 013
PARCEL ADDRESS:	0390 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,363,664.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2700
APPLICANT:	WICKLOW PARTNERS
PARCEL NO.:	1375 049
PARCEL ADDRESS:	1445 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,364,508.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2876
APPLICANT:	PUGEDA, ISMAEL
PARCEL NO.:	3513 054
PARCEL ADDRESS:	0065 MCCOPPIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,546,661.00
APPLICANT'S OPINION:	$1,075,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2877
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	3525 057
PARCEL ADDRESS:	0479 - 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,254,897.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2944
APPLICANT:	CHIN, JEAN
PARCEL NO.:	1767 012
PARCEL ADDRESS:	1345 - 12TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,660,648.00
APPLICANT'S OPINION:	$1,216,847.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2945
APPLICANT:	CHIN, JEAN
PARCEL NO.:	1457 016
PARCEL ADDRESS:	0477 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,526,791.00
APPLICANT'S OPINION:	$1,204,350.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2953
APPLICANT:	LAM, GLORIA
PARCEL NO.:	1470 045
PARCEL ADDRESS:	0485 - 38TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,515,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2957
APPLICANT:	LAM, GLORIA
PARCEL NO.:	1470 045
PARCEL ADDRESS:	0485 - 38TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,556,934.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, March 12, 2014, at 9:35 a.m.

Present: John Lee, Mervin Conlan and Diana Daniel

Quorum present

Chairperson: John Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 and 2012 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
3/12/14

Appeal No.	Name	Disposition
2011-3528	Garbanzo LLC	Submitted
2011-3529	Garbanzo LLC	Submitted
2012-2944	Jean Chin	Verbal Stipulation Approved
2012-2945	Jean Chin	Verbal Stipulation Approved

At the hour of 10:40 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 10:45 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3528	Garbanzo LLC	A. V. Lowered (Assessor)
2011-3529	Garbanzo LLC	A. V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2257	Wai Fung trading Corp	Postponed
2012-2350	KGO Television Inc.	Postponed
2012-2351	KGO Television Inc.	Postponed
2012-2454	390 Bayshore LLC	Withdrawn
2012-2700	Wicklow Partners	Withdrawn
2012-2876	Ismael Pugeda	Withdrawn
2012-2877	Charles Mosser	Withdrawn
2012-2953	Gloria Lam	Postponed
2012-2957	Gloria Lam	Postponed

GOVERNMENT
DOCUMENTS DEPT

APR 10 2014

SAN FRANCISCO
PUBLIC LIBRARY

There being no further business, the Board, at the hour of 10:50 a.m., recessed to reconvene Tuesday, March 18, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 26, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 13, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#1
3/13/14

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4623
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491 - 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,064,170.00
APPLICANT'S OPINION:	$36,532,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 04 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR - 4 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4365
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491 - 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,891,008.00
APPLICANT'S OPINION:	$36,532,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4491
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491 - 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,439,875.00
APPLICANT'S OPINION:	$36,532,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, March 13, 2014, at 9:40 a.m.

Present: Diane Robinson, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4623	Clift Holdings, LLC	Verbal Stipulation Approved
2010-4365	Clift Holdings, LLC	Verbal Stipulation Approved
2011-4491	Clift Holdings, LLC	Withdrawn at Hearing

There being no further business, the Board, at the hour of 10:52 a.m., recessed to reconvene Monday, March 17, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on March 26, 2014

Angela Calvillo
Clerk of the Board of Supervisors

GOVERNMENT
DOCUMENTS DEPT

APR 10 2014

SAN FRANCISCO
PUBLIC LIBRARY

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 17, 20144
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#1
3/17/14

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2576
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 051
PARCEL ADDRESS:	0580 BUSH ST, UNIT 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$632,702.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 1 1 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 1 2 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2577
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 052
PARCEL ADDRESS:	0570 BUSH ST, UNIT 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$591,843.00
APPLICANT'S OPINION:	$355,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2578
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 053
PARCEL ADDRESS:	0570 BUSH ST, UNIT 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$591,843.00
APPLICANT'S OPINION:	$355,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2579
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 054
PARCEL ADDRESS:	0570 BUSH ST, UNIT 302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$638,538.00
APPLICANT'S OPINION:	$383,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2580
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 055
PARCEL ADDRESS:	0570 BUSH ST, UNIT 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,514,057.00
APPLICANT'S OPINION:	$908,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2837
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 051
PARCEL ADDRESS:	0580 BUSH ST, UNIT 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$637,465.00
APPLICANT'S OPINION:	$319,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2838
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 052
PARCEL ADDRESS:	0570 BUSH ST, UNIT 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$596,297.00
APPLICANT'S OPINION:	$298,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2839
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 053
PARCEL ADDRESS:	0570 BUSH ST, UNIT 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$596,297.00
APPLICANT'S OPINION:	$298,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2840
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 054
PARCEL ADDRESS:	0570 BUSH ST, UNIT 302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$643,345.00
APPLICANT'S OPINION:	$321,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2841
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 055
PARCEL ADDRESS:	0570 BUSH ST, UNIT 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,525,456.00
APPLICANT'S OPINION:	$763,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5774
APPLICANT:	HOTEL VERONA, LLC
PARCEL NO.:	0334 005
PARCEL ADDRESS:	0317 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,700,000.00
APPLICANT'S OPINION:	$3,205,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5775
APPLICANT:	HOTEL VERONA, LLC
PARCEL NO.:	0334 005
PARCEL ADDRESS:	0317 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,688,860.00
APPLICANT'S OPINION:	$3,193,860.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5776
APPLICANT:	HOTEL VERONA, LLC
PARCEL NO.:	0334 005
PARCEL ADDRESS:	0317 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,724,166.00
APPLICANT'S OPINION:	$3,229,166.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1343
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 051
PARCEL ADDRESS:	0580 BUSH ST, UNIT 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$650,213.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1344
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 052
PARCEL ADDRESS:	0570 BUSH ST, UNIT 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$608,222.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1345
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 053
PARCEL ADDRESS:	0570 BUSH ST, UNIT 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$608,222.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1346
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 054
PARCEL ADDRESS:	0570 BUSH ST, UNIT 302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$656,211.00
APPLICANT'S OPINION:	$370,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1347
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 055
PARCEL ADDRESS:	0570 BUSH ST, UNIT 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,555,965.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2409
APPLICANT:	AFTONOMOS, LEFKOS
PARCEL NO.:	3726 054
PARCEL ADDRESS:	0519 NATOMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,107,876.00
APPLICANT'S OPINION:	$1,150,150.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2417
APPLICANT:	POSTMARK PARTNERS, LP
PARCEL NO.:	0576 008
PARCEL ADDRESS:	1808 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,886,765.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3319
APPLICANT:	DODSON, JEROME
PARCEL NO.:	0288 007
PARCEL ADDRESS:	0110 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,879,978.00
APPLICANT'S OPINION:	$4,875,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

23) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3632
APPLICANT:	GREWALL, PAM
PARCEL NO.:	0577 028
PARCEL ADDRESS:	1998 PACIFIC AVE, 202
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$821,214.00
APPLICANT'S OPINION:	$715,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5120
APPLICANT:	1040 MASON LLC
PARCEL NO.:	0223 010
PARCEL ADDRESS:	1040 MASON ST,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$989,983.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Penalty - LEOP
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, March 17, 2014, at 9:30 a.m.

Present: Diane Robinson, Gene Valla and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
3/17/14

Appeal No.	Name	Disposition
2010-2577	Fang Da Properties, Inc & Bush	Verbal Stipulation Approved
2010-2578	Fang Da Properties, Inc & Bush	Verbal Stipulation Approved
2010-2579	Fang Da Properties, Inc & Bush	Verbal Stipulation Approved
2010-2580	Fang Da Properties, Inc & Bush	Verbal Stipulation Approved
2011-2838	Fang Da Properties, Inc & Bush	Verbal Stipulation Approved
2011-2839	Fang Da Properties, Inc & Bush	Verbal Stipulation Approved
2011-2840	Fang Da Properties, Inc & Bush	Verbal Stipulation Approved
2011-2841	Fang Da Properties, Inc & Bush	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-3632	Pam Grewall	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2576	Fang Da Properties, Inc & Bush	Withdrawn
2011-2837	Fang Da Properties, Inc & Bush	Withdrawn
2011-5774	Hotel Verona, LLC	Withdrawn
2011-5775	Hotel Verona, LLC	Withdrawn
2011-5776	Hotel Verona, LLC	Withdrawn
2012-1343	Fang Da Properties, Inc & Bush	Withdrawn
2012-1344	Fang Da Properties, Inc & Bush	Withdrawn
2012-1345	Fang Da Properties, Inc & Bush	Withdrawn
2012-1346	Fang Da Properties, Inc & Bush	Withdrawn
2012-1347	Fang Da Properties, Inc & Bush	Withdrawn
2012-2409	Lefkos Aftonomos	Withdrawn

GOVERNMENT
DOCUMENTS DEPT

MAR 28 2014

SAN FRANCISCO
PUBLIC LIBRARY

Appeal No.	Name	Disposition (continued)
2012-2417	Postmark Partners,LP	Withdrawn
2012-3319	Jerome Dodson	Withdrawn
2012-5120	1040 Mason LLC	Postponed

There being no further business, the Board, at the hour of 10:20 a.m., recessed to reconvene Wednesday, March 19, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on March 19, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, March 18, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#1
3/18/14

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3758
APPLICANT:	CALIFORNIA NEVADA ANNUAL CONFERENCE - UNITED
PARCEL NO.:	1253 047
PARCEL ADDRESS:	1525 WALLER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,613,600.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 1 1 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 1 2 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4755
APPLICANT:	CALIFORNIA NEVADA ANNUAL CONFERENCE - UNITED
PARCEL NO.:	1253 047
PARCEL ADDRESS:	1525 WALLER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,500,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4911
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,629,643.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5137
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	2011990112
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$346,535.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5525
APPLICANT:	SHEARMAN & STERLING, LLP
PARCEL NO.:	2011901047
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,325,346.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5526
APPLICANT:	SHEARMAN & STERLING, LLP
PARCEL NO.:	2011901046
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,353,870.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5527
APPLICANT:	SHEARMAN & STERLING, LLP
PARCEL NO.:	2011901045
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,346,495.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5528
APPLICANT:	SHEARMAN & STERLING, LLP
PARCEL NO.:	2011901044
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,290,842.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6395
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$1,999,091.00
APPLICANT'S OPINION:	$1,162,096.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0045
APPLICANT:	KAO, VIVIAN
PARCEL NO.:	2116 001
PARCEL ADDRESS:	1901 - 1903 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,266,410.00
APPLICANT'S OPINION:	$865,405.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1550
APPLICANT:	VARMA, RISHI
PARCEL NO.:	3544 010
PARCEL ADDRESS:	0154 - 0156 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,524,423.00
APPLICANT'S OPINION:	$2,050,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3794
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$2,098,875.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5156
APPLICANT:	ELSINETTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401-19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,750,073.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, March 18, 2014, at 9:32 a.m.

Present: Louisa Mendoza, Mervin Conlan and Ed Campaña

Quorum present

Chairperson Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
3/18/14

Appeal No.	Name	Disposition
2011-3758	California Nevada Annual Co	Postponed at Hearing
2011-4755	California Nevada Annual Co	Submitted
2012-1550	Rishi Varma	Postponed at Hearing

At the hour of 11:05 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 11:20 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4755	California Nevada Annual Co	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0045	Vivian Kao	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4911	Joseph Elsineitti	Postponed
2011-5137	Joseph Elsineitti	Postponed
2011-5525	Sharman & Sterling, LLP	Withdrawn
2011-5526	Sharman & Sterling, LLP	Withdrawn
2011-5527	Sharman & Sterling, LLP	Withdrawn
2011-5528	Sharman & Sterling, LLP	Withdrawn

GOVERNMENT
DOCUMENTS DEPT

MAR 28 2014

SAN FRANCISCO
PUBLIC LIBRARY

Appeal No.	Name	Disposition(Continued)
2011-6395	Joseph Elsineitti	Postponed
2012-3794	Joseph Elsineitti	Postponed
2011-5156	Joseph Elsineitti	Postponed

There being no further business, the Board, at the hour of 11:25 a.m., recessed to reconvene Tuesday, March 18, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 18, 2014 at 1:30 p.m.

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, March 18, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#2
3/18/14

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1910
APPLICANT:	KUBEIN, ROGER
PARCEL NO.:	2847 027
PARCEL ADDRESS:	0905 BURNETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,976,880.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 11 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 12 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1934
APPLICANT:	TOKAR, ALEXANDER
PARCEL NO.:	1367 030
PARCEL ADDRESS:	0176 - 0178 08TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,833,313.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1947
APPLICANT:	CHOKSUKCHALALAI, DALAD
PARCEL NO.:	7085 045
PARCEL ADDRESS:	0621 SARGENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$550,000.00
APPLICANT'S OPINION:	$475,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2100
APPLICANT:	RAPICAVOLI, EMMANUELLE
PARCEL NO.:	4088 030
PARCEL ADDRESS:	0817 YORK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$840,000.00
APPLICANT'S OPINION:	$725,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2282
APPLICANT:	PILLSBURY, JR, DONALDSON
PARCEL NO.:	1139 016A
PARCEL ADDRESS:	0076 ROSSI AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,250,410.00
APPLICANT'S OPINION:	$1,950,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2342
APPLICANT:	CALLANAN, WILLIAM
PARCEL NO.:	1653 014
PARCEL ADDRESS:	0755 10TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$951,289.00
APPLICANT'S OPINION:	$840,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2453
APPLICANT:	CHENG, ALAN
PARCEL NO.:	3033 020
PARCEL ADDRESS:	0122 STILLINGS AVE,
TOPIC:	
CURRENT ASSESSMENT:	$729,300.00
APPLICANT'S OPINION:	$721,800.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2468
APPLICANT:	ZAVVARI, HOSSEIN
PARCEL NO.:	6997 007
PARCEL ADDRESS:	0363 BYXBEE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$475,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2597
APPLICANT:	SHPOTNIK, VLADIMIR
PARCEL NO.:	1081 009
PARCEL ADDRESS:	2416 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,631,817.00
APPLICANT'S OPINION:	$990,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2606
APPLICANT:	SLOAN, STEVEN
PARCEL NO.:	1333 028
PARCEL ADDRESS:	0156 26TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,337,696.00
APPLICANT'S OPINION:	$1,917,600.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access -- The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, March 18, 2014, at 1:30 p.m.

Present: Joseph Tham, Louisa Mendoza and Mervin Conlan

Quorum present

Chairperson Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
3/18/14

Appeal No.	Name	Disposition
2012-1934	Alexander Tokar	Submitted
2012-2100	Emmanuelle Rapicavoli	Submitted
2012-2282	Donaldson Pillsbury, Jr	Submitted
2012-2342	William Callanan	Submitted
2012-2468	Hossein Zavvari	Submitted
2012-2597	Vladimir Shpotnik	Submitted

At the hour of 3:40 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:00 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1934	Alexander Tokar	A. V. Lowered(Board)
2012-2100	Emmanuelle Rapicavoli	A. V. Lowered(Board)
2012-2282	Donaldson Pillsbury, Jr	A. V. Lowered(Board)
2012-2342	William Callanan	A. V. Lowered(Board)
2012-2468	Hossein Zavvari	A. V. Lowered(Board)
2012-2597	Vladimir Shpotnik	A. V. Lowered(Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

GOVERNMENT DOCUMENTS DEPT
APR 10 2014
SAN FRANCISCO PUBLIC LIBRARY

Appeal No.	Name	Disposition
2012-1947	Dalad Choksukchalalai	Denied-No Show
2012-2453	Alan Cheng	Denied-No Show
2012-2606	Steven Sloan	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting 2012 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-1910	Roger Kubein	Withdrawn

There being no further business, the Board, at the hour of 4:05 p.m., recessed to reconvene Wednesday, March 19, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 26, 2014

Angela Calvillo
Clerk of the Board of Supervisors

14 12-14 AM 9:57 RCVD

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing
Room 406, City Hall
Wednesday, March 19, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#1
3/19/14
admin.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0877
APPLICANT:	CHI, KAREN
PARCEL NO.:	8702 019
PARCEL ADDRESS:	0250 KING ST, #416
TOPIC:	Reinstate application that was previously denied for non-appearance.
CURRENT ASSESSMENT:	$825,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
MAR 11 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 12 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5421
APPLICANT:	KIM SAN, LLC
PARCEL NO.:	0474 056
PARCEL ADDRESS:	1111 BAY ST, 402
TOPIC:	Request to amend.
CURRENT ASSESSMENT:	$880,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5737
APPLICANT:	CUSTOM KITCHEN, INC.
PARCEL NO.:	6762 010
PARCEL ADDRESS:	0110 MANGELS AVE,
TOPIC:	Request to amend.
CURRENT ASSESSMENT:	$855,000.00
APPLICANT'S OPINION:	$106,177.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6372
APPLICANT:	MA, SANDY
PARCEL NO.:	5887 014
PARCEL ADDRESS:	0054 STONEYFORD AVE,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0039
APPLICANT:	WEYER, THOMAS
PARCEL NO.:	2136 003C
PARCEL ADDRESS:	2083 16TH AVE,
TOPIC:	Request to amend.
CURRENT ASSESSMENT:	$1,276,834.00
APPLICANT'S OPINION:	$1,045,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0040
APPLICANT:	WEYER, THOMAS
PARCEL NO.:	2136 003C
PARCEL ADDRESS:	2083 16TH AVE,
TOPIC:	Request to amend.
CURRENT ASSESSMENT:	$1,286,446.00
APPLICANT'S OPINION:	$1,045,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0041
APPLICANT:	KHOSTOVAN, ALI
PARCEL NO.:	0639 004
PARCEL ADDRESS:	2016 CALIFORNIA ST,
TOPIC:	Request to amend.
CURRENT ASSESSMENT:	$1,800,000.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0081
APPLICANT:	FULTON HOUSING, LLC
PARCEL NO.:	1896 025
PARCEL ADDRESS:	1684 - 1686 48TH AVE,
TOPIC:	Reinstate application that was previously denied for non-appearance.
CURRENT ASSESSMENT:	$195,000.00
APPLICANT'S OPINION:	$30,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0082
APPLICANT:	FULTON HOUSING, LLC
PARCEL NO.:	1896 025
PARCEL ADDRESS:	1684 - 1686 48TH AVE,
TOPIC:	Reinstate application that was previously denied for non-appearance.
CURRENT ASSESSMENT:	$698,564.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0083
APPLICANT:	FULTON HOUSING, LLC
PARCEL NO.:	1896 025
PARCEL ADDRESS:	1684 - 1686 48TH AVE,
TOPIC:	Reinstate application that was previously denied for non-appearance.
CURRENT ASSESSMENT:	$712,739.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0355
APPLICANT:	CONWAY, BRIAN
PARCEL NO.:	3765 378
PARCEL ADDRESS:	0425 1ST ST, 5204
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$2,915,779.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0356
APPLICANT:	CONWAY, BRIAN
PARCEL NO.:	3765 378
PARCEL ADDRESS:	0425 1ST ST, 5204
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$2,110,000.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0839
APPLICANT:	LU, WINNY CHENG
PARCEL NO.:	1829 042
PARCEL ADDRESS:	1414 - 1416 25TH AVE,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$1,285,624.00
APPLICANT'S OPINION:	$1,110,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0967
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Reinstate application that was previously denied for non-appearance.
CURRENT ASSESSMENT:	$535,421.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0971
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Reinstate application that was previously denied for non-appearance.
CURRENT ASSESSMENT:	$1,608,361.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1059
APPLICANT:	FERNANDES, JOHN
PARCEL NO.:	3606 048
PARCEL ADDRESS:	0232 - 0234 LIBERTY ST,
TOPIC:	Reinstate application that was previously denied for non-appearance.
CURRENT ASSESSMENT:	$1,958,390.00
APPLICANT'S OPINION:	$1,464,500.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5390
APPLICANT:	FRANCIS, JOAN
PARCEL NO.:	1371 008
PARCEL ADDRESS:	0139 - 0141 11TH AVE,
TOPIC:	To consider as timely filed and Reinstate application that was previously denied for non-appearance.
CURRENT ASSESSMENT:	$1,812,267.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5515
APPLICANT:	LIAO, ZE SHENG
PARCEL NO.:	1404 022
PARCEL ADDRESS:	0391 29TH AVE,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

20) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5516
APPLICANT:	CIVIC PLAZA ASSOCIATES, LLC
PARCEL NO.:	0854 011
PARCEL ADDRESS:	0055 SITUS TO BE ASSIGNED ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$4,538,000.00
APPLICANT'S OPINION:	$728,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

21) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5517
APPLICANT:	CIVIC PLAZA ASSOCIATES, LLC
PARCEL NO.:	0854 012
PARCEL ADDRESS:	0055 SITUS TO BE ASSIGNED ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$305,000.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1247
APPLICANT:	NEIDERT, PAUL
PARCEL NO.:	1898 039
PARCEL ADDRESS:	1614 46TH AVE,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$585,000.00
APPLICANT'S OPINION:	$345,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1402
APPLICANT:	AVALONBAY COMMUNITIES INC.
PARCEL NO.:	8705 006
PARCEL ADDRESS:	0353 - 0383 KING ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

24) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3219
APPLICANT:	ALTSCHULER-ZMANY, IRIT
PARCEL NO.:	2847 044
PARCEL ADDRESS:	0969 BURNETT AVE,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$2,000,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

25) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3239
APPLICANT:	WONG, EDMUND
PARCEL NO.:	2936A034
PARCEL ADDRESS:	0087 ROCKWOOD CT,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3294
APPLICANT:	GONZALEZ, MARIA
PARCEL NO.:	3642 044
PARCEL ADDRESS:	0866 - 0870 CAPP ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$881,588.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 19, 2014, at 9:32 a.m.

Present: Jeffrey Morris, Diane Robinson and Eugene Valla

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard testimony from both parties regarding administrative issues only pertaining to the below listed applications. The Board then took certain action, as specified under this date, on the administrative issues pertaining to the original of the respective applications:

GOVERNMENT DOCUMENTS DEPT

APR 10 2014

SAN FRANCISCO PUBLIC LIBRARY

Appeal No.	Name	Disposition
2006-0877	Karen Chi	Submitted
2011-5737	Sandy Ma	Submitted
2012-0039	Thomas Weyer	Submitted
2012-0040	Thomas Weyer	Submitted
2012-0041	Ali Khostovan	Submitted
2012-0355	Brian Conway	Application reinstated; 2-1 vote; Member Valla dissented
2012-0356	Brian Conway	Application reinstated; 2-1 vote; Member Valla dissented
2012-0839	Winny Cheng Lu	Application reinstated
2012-0967	Mahmoud Larizadeh	Submitted
2012-0971	Mahmoud Larizadeh	Submitted
2012-5390	Joan Francis	Application accepted as timely filed; 2-1 vote; Member Valla dissented
2021-5515	Ze Sheng Liao	Postponed by the Board; Reschedule so daughter can attend hearing to translate
2012-5516	Civic Plaza Associates, LLC	Application accepted as timely filed
2012-5517	Civic Plaza Associates, LLC	Application accepted as timely filed
2013-1247	Paul Neidert	Denied application as timely filed for supplemental appeal; Approved amending application to include a base year value appeal
2013-1402	Avalon Bay Communities	Submitted; Assessor to submit additional information, if any, within 30 days; Applicant will have 15 days to respond to any new information submitted by the Assessor.
2013-3239	Edmund Wong	Application accepted as timely filed

At the hour of 12:48 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 1:33 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2006-0877	Karen Chi	Denied request to reinstate application; 2-1 vote; Member Robinson dissented
2011-5737	Sandy Ma	Application reinstated
2012-0039	Thomas Weyer	Application reinstated
2012-0040	Thomas Weyer	Application reinstated
2012-0041	Ali Khostovan	Application reinstated
2012-0967	Mahmoud Larizadeh	Denied request to reinstate application
2012-0971	Mahmoud Larizadeh	Denied request to reinstate application

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0081	Fulton Housing, LLC	Denied for non-appearance
2012-0082	Fulton Housing, LLC	Denied for non-appearance
2012-0083	Fulton Housing, LLC	Denied for non-appearance
2012-1059	John Fernandes	Denied for non-appearance
2013-3294	Maria Gonzalez	Denied for non-appearance

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5421	Kim San, LLC	Postponed
2011-5737	Custom Kitchen, Inc.	Postponed
2013-3219	Irit Altschuler-Zmany	Withdrawn

There being no further business, the Board, at the hour of 1:45 p.m., recessed to reconvene Monday, March 24, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on March 26, 2014

Angela Calvillo
Clerk of the Board of Supervisors

03-12-14A09:58 RCVD

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, March 19, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#1
3/19/14

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5717
APPLICANT:	FUNG, HENRY
PARCEL NO.:	3564 103
PARCEL ADDRESS:	0374 SANCHEZ ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$751,498.00
APPLICANT'S OPINION:	$638,998.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

DATE POSTED
MAR 11 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 12 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5718
APPLICANT:	FUNG, HENRY
PARCEL NO.:	3564 103
PARCEL ADDRESS:	0374 SANCHEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$755,779.00
APPLICANT'S OPINION:	$638,998.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5719
APPLICANT:	CRAB ADDISON, INC.
PARCEL NO.:	2011901140
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,020,630.00
APPLICANT'S OPINION:	$16,341.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5720
APPLICANT:	CRAB ADDISON, INC.
PARCEL NO.:	2011901139
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,983,332.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5721
APPLICANT:	CRAB ADDISON, INC.
PARCEL NO.:	2011901138
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,602,869.00
APPLICANT'S OPINION:	$25,816.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5730
APPLICANT:	SST INVESTMENTS LLC
PARCEL NO.:	3612 063
PARCEL ADDRESS:	0757 - 0767 TREAT AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$702,000.00
APPLICANT'S OPINION:	$370,962.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5963
APPLICANT:	NUKITA INVESTMENTS, LLC
PARCEL NO.:	5066B021
PARCEL ADDRESS:	2189 BAY SHORE BLVD,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$2,677,500.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5964
APPLICANT:	NUKITA INVESTMENTS, LLC
PARCEL NO.:	5066B021
PARCEL ADDRESS:	2189 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,898,599.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5965
APPLICANT:	NUKITA INVESTMENTS, LLC
PARCEL NO.:	5066B021
PARCEL ADDRESS:	2189 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,927,954.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2352
APPLICANT:	ESPINUEVA, MICHAEL
PARCEL NO.:	2090 048
PARCEL ADDRESS:	1918 45TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$769,958.00
APPLICANT'S OPINION:	$640,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 20, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#1
3/20/14

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1683
APPLICANT:	GRAND HYATT SF GENERAL PARTNER
PARCEL NO.:	0295 016
PARCEL ADDRESS:	0345 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$192,002,295.00
APPLICANT'S OPINION:	$101,392,854.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 1 1 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 1 2 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1917
APPLICANT:	MONTGOMERY BUILDING, INC
PARCEL NO.:	0208 026
PARCEL ADDRESS:	0601 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$105,076,060.00
APPLICANT'S OPINION:	$45,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2201
APPLICANT:	PONTE GADEA CALIFORNIA, LLC
PARCEL NO.:	0296 006
PARCEL ADDRESS:	0400 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$109,866,481.00
APPLICANT'S OPINION:	$62,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2343
APPLICANT:	THOR 760 M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,281,848.00
APPLICANT'S OPINION:	$99,961,386.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2388
APPLICANT:	FEDERAL RESERVE BANK OF SF
PARCEL NO.:	3712 025
PARCEL ADDRESS:	0101 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$207,260,083.00
APPLICANT'S OPINION:	$143,912,740.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, March 21, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5927
APPLICANT:	PRICE, ARETHA REVOCABLE TRUST
PARCEL NO.:	5387 003A
PARCEL ADDRESS:	1618 WALLACE AVE,
TOPIC:	Legal Issue regarding Change in Ownership and Base Year Valuation
CURRENT ASSESSMENT:	$230,865.00
APPLICANT'S OPINION:	$36,203.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

GOVERNMENT
DOCUMENTS DEPT

MAR 13 2014

SAN FRANCISCO
PUBLIC LIBRARY

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

DATE POSTED
MAR 13 2014

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, March 25, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5573
APPLICANT:	LAWRENCE, LEONA
PARCEL NO.:	6087 016
PARCEL ADDRESS:	0479 LISBON ST,
TOPIC:	
CURRENT ASSESSMENT:	$266,179.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

DATE POSTED
MAR 20 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 20 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5574
APPLICANT:	LAWRENCE, LEONA
PARCEL NO.:	6087 016
PARCEL ADDRESS:	0479 LISBON ST,
TOPIC:	
CURRENT ASSESSMENT:	$271,503.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5575
APPLICANT:	LAWRENCE, LEONA
PARCEL NO.:	6087 016
PARCEL ADDRESS:	0479 LISBON ST,
TOPIC:	
CURRENT ASSESSMENT:	$276,932.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5876
APPLICANT:	SKY PACIFIC HLDGS II LLC
PARCEL NO.:	3631 027
PARCEL ADDRESS:	0937 DOLORES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,793,969.00
APPLICANT'S OPINION:	$896,700.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5895
APPLICANT:	SKY PACIFIC HLDGS II LLC
PARCEL NO.:	1236 006
PARCEL ADDRESS:	0121 BRODERICK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,372,268.00
APPLICANT'S OPINION:	$1,325,268.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6154
APPLICANT:	POLO, ROBERT
PARCEL NO.:	6593 019
PARCEL ADDRESS:	1537 - 1539 CHURCH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$653,778.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6155
APPLICANT:	POLO, ROBERT
PARCEL NO.:	6593 019
PARCEL ADDRESS:	1537 - 1539 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$668,204.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6156
APPLICANT:	POLO, ROBERT
PARCEL NO.:	6593 019
PARCEL ADDRESS:	1537 - 1539 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$681,568.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6157
APPLICANT:	POLO, ROBERT
PARCEL NO.:	6593 019
PARCEL ADDRESS:	1537 - 1539 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$679,950.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6158
APPLICANT:	POLO, ROBERT
PARCEL NO.:	6593 019
PARCEL ADDRESS:	1537 - 1539 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$685,068.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6164
APPLICANT:	POLO, ROBERT
PARCEL NO.:	1368 039
PARCEL ADDRESS:	0126 - 0128 09TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$730,925.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0345
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 006
PARCEL ADDRESS:	0248 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$796,408.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0346
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 007
PARCEL ADDRESS:	0252 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,051,720.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 25, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5290
APPLICANT:	TURNQUIST, FLOYD
PARCEL NO.:	3767 287
PARCEL ADDRESS:	0201 HARRISON ST, 1028
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$295,000.00
APPLICANT'S OPINION:	$230,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
MAR 20 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 20 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1109
APPLICANT:	ROMERO, TOMMY
PARCEL NO.:	0480 018
PARCEL ADDRESS:	1363 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,350,000.00
APPLICANT'S OPINION:	$1,015,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2141
APPLICANT:	ROBERTS, MARTIN
PARCEL NO.:	3749 257
PARCEL ADDRESS:	0050 LANSING ST, #701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,743,508.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2225
APPLICANT:	TU, ANGELA
PARCEL NO.:	0272 060
PARCEL ADDRESS:	0725 PINE ST, #303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$417,250.00
APPLICANT'S OPINION:	$302,750.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2261
APPLICANT:	PANG, LIM HOW
PARCEL NO.:	0210A060
PARCEL ADDRESS:	0946 STOCKTON ST, 11F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$543,376.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2333
APPLICANT:	HELFOND, RUSSELL
PARCEL NO.:	3771 139
PARCEL ADDRESS:	0501 BEALE ST, # PH2E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,600,000.00
APPLICANT'S OPINION:	$1,248,954.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2341
APPLICANT:	MOELLEHEN-O'BRIEN, SONJA
PARCEL NO.:	0476 002C
PARCEL ADDRESS:	1020 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,857,854.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2420
APPLICANT:	CULLER, TIMOTHY
PARCEL NO.:	0221 124
PARCEL ADDRESS:	1242 SACRAMENTO ST, 6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2519
APPLICANT:	KELLY, ELLEN
PARCEL NO.:	0779 191
PARCEL ADDRESS:	0988 FULTON ST, UNIT 337
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$446,076.00
APPLICANT'S OPINION:	$264,666.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2577
APPLICANT:	JONES, MELODY
PARCEL NO.:	0543 036
PARCEL ADDRESS:	1890 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,355,883.00
APPLICANT'S OPINION:	$1,178,400.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2582
APPLICANT:	ZAYTSEVA, TATYANA
PARCEL NO.:	0166 067
PARCEL ADDRESS:	0733 FRONT ST, #604
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,250,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2652
APPLICANT:	WILSON, AARON
PARCEL NO.:	0866 015
PARCEL ADDRESS:	0066 POTOMAC ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,627,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4960
APPLICANT:	WILSON, AARON
PARCEL NO.:	0866 015
PARCEL ADDRESS:	0066 POTOMAC ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,692,034.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, March 25, 2014, at 1:32 p.m.

GOVERNMENT DOCUMENTS DEPT

APR 10 2014

SAN FRANCISCO PUBLIC LIBRARY

Present: Diane Robinson, Joseph Tham and Eugene Valla

Quorum present

Chairperson: Joseph Tham, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
3/25/14

Appeal No.	Name	Disposition
2011-5290	Floyd Turnquist	Submitted; continued to 3/26/14 for closed deliberation
2012-2141	Martin Roberts	Submitted; continued to 3/26/14 for closed deliberation
2012-2261	Lim How Pang	Verbal Stipulation Approved
2012-2333	Russell Helfond	Submitted; continued to 3/26/14 for closed deliberation
2012-2341	Sonja Moellehen-O'Brien	Submitted; continued to 3/26/14 for closed deliberation
2012-2420	Timothy Culler	Submitted; continued to 3/26/14 for closed deliberation
2012-2519	Ellen Kelly	Verbal Stipulation Approved
2012-2652	Aaron Wilson	A.V. Lowered (Assessor)
2012-4960	Aaron Wilson	Submitted; continued to 3/26/14 for closed deliberation

The following listed applicants for change in the assessed valuation of property affecting the 2012 roll year having not been present for the hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1109	Tommy Romero	Denied for non-appearance
2012-2577	Melody Jones	Denied for non-appearance
2012-2582	Tatyana Zaytseva	Denied for non-appearance

The following listed applicant for change in the assessed valuation of property affecting the 2012 roll year having not been present for the hearing as scheduled, the Board took no action on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2012-2225	Angela Tu	Postponed

The Board, at the hour of 5:10 p.m., recessed to reconvene on Wednesday, March 26, 2014, at 11:00 a.m. for a closed session to deliberate the above matters that were taken under submission.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on March 26, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 26, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

F
182
#1
3/26/14

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1736
APPLICANT:	SHREE JALARAM LODGING LP
PARCEL NO.:	3702 045
PARCEL ADDRESS:	1133 - 1139 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,744,211.00
APPLICANT'S OPINION:	$3,068,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
MAR 20 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 20 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1892
APPLICANT:	WOO, STEVEN
PARCEL NO.:	0250 003A
PARCEL ADDRESS:	1025 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,837,736.00
APPLICANT'S OPINION:	$918,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2478
APPLICANT:	EURO PROPERTIES, LLC
PARCEL NO.:	0023 002
PARCEL ADDRESS:	0505 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,468,810.00
APPLICANT'S OPINION:	$4,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4946
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2011702422
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,759,978.00
APPLICANT'S OPINION:	$7,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4947
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2011701888
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,964,746.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2077
APPLICANT:	WOO, STEVEN
PARCEL NO.:	0250 003A
PARCEL ADDRESS:	1025 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,874,480.00
APPLICANT'S OPINION:	$1,000,420.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2235
APPLICANT:	SHREE JALARAM LODGING LP
PARCEL NO.:	3702 045
PARCEL ADDRESS:	1133 - 1139 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,562,900.00
APPLICANT'S OPINION:	$2,738,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2275
APPLICANT:	GAYLORD ASSOCIATES LP
PARCEL NO.:	0305 011
PARCEL ADDRESS:	0550 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,263,992.00
APPLICANT'S OPINION:	$1,958,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2276
APPLICANT:	TOY REAL ESTATE INVESTMENT CO. II LLC
PARCEL NO.:	3721 025
PARCEL ADDRESS:	0171 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,496,508.00
APPLICANT'S OPINION:	$2,806,540.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2277
APPLICANT:	GAYLORD ASSOCIATES LP
PARCEL NO.:	0305 036
PARCEL ADDRESS:	0620 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,495,966.00
APPLICANT'S OPINION:	$11,098,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2278
APPLICANT:	GAYLORD ASSOCIATES LP
PARCEL NO.:	2012401260
PARCEL ADDRESS:	0620 JONES ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,484,506.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2285
APPLICANT:	HAMPTON GOLDEN GATE ASSOC.
PARCEL NO.:	0346 006
PARCEL ADDRESS:	0366 - 0390 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,611,326.00
APPLICANT'S OPINION:	$8,173,580.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2289
APPLICANT:	MURPHY, DAVID
PARCEL NO.:	0452T025D
PARCEL ADDRESS:	0900 NORTH POINT ST, 533 B17D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$269,000.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2415
APPLICANT:	EURO PROPERTIES LLC
PARCEL NO.:	0023 002
PARCEL ADDRESS:	0505 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,598,185.00
APPLICANT'S OPINION:	$3,959,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3199
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2012701886
PARCEL ADDRESS:	0000PARKMERCED NON-STUDENT APTS,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,425,000.00
APPLICANT'S OPINION:	$1,212,500.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ROLL CORRECTION

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3209
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2012702385
PARCEL ADDRESS:	0000NO.PARKMERCED NON STUDENT APTS,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,035,178.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

GOVERNMENT
DOCUMENTS DEPT

APR 10 2014

SAN FRANCISCO
PUBLIC LIBRARY

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 26, 2014, at 11:02 a.m.

Present: Diane Robinson, Joseph Tham and Eugene Valla

Quorum present

Chairperson: Joseph Tham, Presiding

The Board reconvened in continuance of the March 25, 2014 meeting, and with no public present for comment, went into closed session at 11:05 a.m. to deliberate the below listed applications that were taken under submission during the March 25, 2014 proceedings.

At the hour of 11:50 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications for change in the assessed valuation of property affecting various years of the assessment roll:

Appeal No.	Name	Disposition
2011-5290	Floyd Turnquist	A.V. Lowered (Board)
2012-2141	Martin Roberts	A.V. Lowered (Board)
2012-2333	Russell Helfond	A.V. Lowered (Board)
2012-2341	Sonja Moellehen-O'Brien	A.V. Lowered (Assessor)
2012-2420	Timothy Culler	A.V. Lowered (Board)
2012-4960	Aaron Wilson	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 11:58 a.m., recessed to reconvene Thursday, March 27, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Monday, March 31, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, March 26, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5669
APPLICANT:	YANG, YI
PARCEL NO.:	7209 004
PARCEL ADDRESS:	2955 25TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,182,149.00
APPLICANT'S OPINION:	$1,052,149.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

DATE POSTED
MAR 20 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 20 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5670
APPLICANT:	YANG, YI
PARCEL NO.:	7209 004
PARCEL ADDRESS:	2955 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,199,322.00
APPLICANT'S OPINION:	$1,049,322.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5671
APPLICANT:	YANG, YI
PARCEL NO.:	7209 004
PARCEL ADDRESS:	2955 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,208,351.00
APPLICANT'S OPINION:	$1,058,351.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1102
APPLICANT:	REA, DAVID
PARCEL NO.:	1405 050
PARCEL ADDRESS:	6641 - 6647 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,751,024.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1112
APPLICANT:	NOL, CHARLES
PARCEL NO.:	3583 098
PARCEL ADDRESS:	0174A HARTFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$830,000.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1328
APPLICANT:	LEEDER, MICHAEL
PARCEL NO.:	1197 060
PARCEL ADDRESS:	1743 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$771,077.00
APPLICANT'S OPINION:	$735,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1639
APPLICANT:	JANG, AMY
PARCEL NO.:	1453 004
PARCEL ADDRESS:	0327 21ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,281,061.00
APPLICANT'S OPINION:	$959,956.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1816
APPLICANT:	EFTEKHARI, HENGAMEH
PARCEL NO.:	7520 023
PARCEL ADDRESS:	0657 28TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$998,777.00
APPLICANT'S OPINION:	$875,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1820
APPLICANT:	LAM, JULIANA
PARCEL NO.:	7036 011
PARCEL ADDRESS:	0351 LOUISBURG ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$985,791.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1907
APPLICANT:	BUNCH, CATHERINE
PARCEL NO.:	3602 076
PARCEL ADDRESS:	0609 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,806,064.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

GOVERNMENT DOCUMENTS DEPT

APR 10 2014

SAN FRANCISCO PUBLIC LIBRARY

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, March 26, 2014, at 1:40 p.m.

Present: Joseph Tham, John Lee, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: John Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1102	David Rea*	Submitted by Members Tham, Lee and Campaña
2012-1112	Charles Nol	Submitted by Members Tham, Lee and Conlan
2012-1820	Juliana Lam	Submitted by Members Tham, Lee and Conlan

At the hour of 3:45 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:10 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1102	David Rea*	A. V. Lowered (Board) by Members Tham, Lee and Campaña
2012-1112	Charles Nol	A. V. Lowered (Board) by Members Tham, Lee and Conlan
2012-1820	Juliana Lam	A. V. Lowered (Board) by Members Tham, Lee and Conlan

* Board Member Conlan recused himself due to potential conflict of interest.

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-1816	Hengameh Eftekhari	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5669	Yi Yang	Postponed
2011-5670	Yi Yang	Postponed
2011-5671	Yi Yang	Postponed
2012-1328	Michael Leeder	Withdrawn
2012-1639	Amy Jang	Withdrawn
2012-1907	Catherine Bunch	Postponed

There being no further business, the Board, at the hour of 4:15 p.m., recessed to reconvene Friday, March 28, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 1, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 27, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3960
APPLICANT:	NOP 560 MISSION LLC
PARCEL NO.:	3708 095
PARCEL ADDRESS:	0560 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$220,648,970.00
APPLICANT'S OPINION:	$149,985,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 20 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 20 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1282
APPLICANT:	HWA 555 OWNERS LLC
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$922,558,464.00
APPLICANT'S OPINION:	$650,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1283
APPLICANT:	HWA 555 OWNERS LLC
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0555 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$87,466,518.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1284
APPLICANT:	HWA 555 OWNERS LLC
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,973,227.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1286
APPLICANT:	HWA 555 OWNERS LLC
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,319,118.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2340
APPLICANT:	NOP 560 MISSION LLC
PARCEL NO.:	3708 095
PARCEL ADDRESS:	0560 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$225,061,945.00
APPLICANT'S OPINION:	$99,990,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2954
APPLICANT:	HILTON WORLDWIDE
PARCEL NO.:	0325 031
PARCEL ADDRESS:	0001 HILTON SQUARE ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$376,675,627.00
APPLICANT'S OPINION:	$196,837,665.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3062
APPLICANT:	VII MP SAN FRANCISCO HOTEL OWNER LLC
PARCEL NO.:	3706 270
PARCEL ADDRESS:	0757 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$100,914,562.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3063
APPLICANT:	VII MP SAN FRANCISCO HOTEL OWNER LLC
PARCEL NO.:	3706 271
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,494,513.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, March 28, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6312
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900611
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,256,310.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

DATE POSTED
MAR 20 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 20 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6313
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900610
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,426,236.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6314
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900609
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,445,793.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6315
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900613
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,786,049.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6316
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900612
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,500,996.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6317
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900616
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$15,025,414.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6318
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900615
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$6,214,721.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6319
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900614
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,916,614.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6320
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900620
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$275,045.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6321
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900619
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$266,486.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6322
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900618
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$250,361.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6323
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900617
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$8,884.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6324
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900623
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$376,459.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6325
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900624
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$303,201.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6326
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900622
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$23,145.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6327
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900621
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$19,260.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6328
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900628
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$9,671,117.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6329
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900627
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$10,760,555.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6330
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900626
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,601,372.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6331
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900625
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$40,099.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6332
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900632
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$4,213,346.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6333
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900631
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$5,777,336.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6334
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900630
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,783,305.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6335
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900629
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$29,775.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6336
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900636
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$187,908.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

27) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6337
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900635
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$182,650.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

28) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6338
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900634
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$180,597.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

29) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6339
APPLICANT:	MERRILL LYNCH PF&S
PARCEL NO.:	2012900633
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$132,243.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access -- The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 31, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4404
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	0269 005
PARCEL ADDRESS:	0011 BELDEN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,966,000.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

DATE POSTED
MAR 26 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 26 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4405
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	0269 005
PARCEL ADDRESS:	0011 BELDEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,760,402.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2350
APPLICANT:	JULIA APARTMENTS, LP
PARCEL NO.:	0277 006A
PARCEL ADDRESS:	1106 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,679,221.00
APPLICANT'S OPINION:	$3,339,927.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2844
APPLICANT:	LUKRICH, JOHN
PARCEL NO.:	0418A014
PARCEL ADDRESS:	0007 CASA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,359,732.00
APPLICANT'S OPINION:	$1,180,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1089
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	0269 005
PARCEL ADDRESS:	0011 BELDEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,150,058.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1130
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 017
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2934
APPLICANT:	JULIA APARTMENTS LP
PARCEL NO.:	0277 006A
PARCEL ADDRESS:	1106 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,812,785.00
APPLICANT'S OPINION:	$4,087,927.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2937
APPLICANT:	LUKRICH, JOHN
PARCEL NO.:	0418A014
PARCEL ADDRESS:	0007 CASA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,453,048.00
APPLICANT'S OPINION:	$1,445,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3030
APPLICANT:	YAZAKI, TOYU
PARCEL NO.:	0655 030
PARCEL ADDRESS:	2551 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,566,222.00
APPLICANT'S OPINION:	$940,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3051
APPLICANT:	MADHAV TRUST
PARCEL NO.:	0740 010
PARCEL ADDRESS:	0640 - 0642 EDDY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,757,383.00
APPLICANT'S OPINION:	$1,058,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4873
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 018
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4882
APPLICANT:	LUND, JASON
PARCEL NO.:	0660 068
PARCEL ADDRESS:	1837 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,610,281.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4885
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 019
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4886
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 020
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4887
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 021
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4888
APPLICANT:	JW CONTINENTAL LLC
PARCEL NO.:	0503 104
PARCEL ADDRESS:	1447 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,143,785.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4969
APPLICANT:	POTRERO HILL INVESTORS
PARCEL NO.:	3932 018
PARCEL ADDRESS:	0212 UTAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,586,045.00
APPLICANT'S OPINION:	$754,923.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, March 31, 2014, at 9:30 a.m.

GOVERNMENT DOCUMENTS DEPT

APR 10 2014

SAN FRANCISCO PUBLIC LIBRARY

Present: Jeffrey Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Jeffrey Morris, Presiding

On the following listed application for change in the assessed valuation of property affecting the 2011 assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

F
982
#2
3/31/14

Appeal No.	Name	Disposition
2012-4969	Potrero Hill Investors	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4404	Shing Kit Lee	Postponed
2009-4405	Shing Kit Lee	Postponed
2011-2350	Julia Apartments, LP	Withdrawn
2011-2844	John Lukrich	Withdrawn
2012-1089	Shing Kit Lee	Postponed
2012-1130	627 Vallejo St., LLC	Postponed
2012-2934	Julia Apartments, LP	Withdrawn
2012-2937	John Lukrich	Withdrawn
2012-3030	Toyu Yazaki	Withdrawn
2012-3051	Madhav Trust	Withdrawn
2012-4873	627 Vallejo St., LLC	Postponed
2012-4882	Jason Lund	Postponed
2012-4885	627 Vallejo St., LLC	Postponed
2012-4886	627 Vallejo St., LLC	Postponed
2012-4887	627 Vallejo St., LLC	Postponed
2012-4888	JW Continental LLC	Postponed

There being no further business, the Board, at the hour of 9:55 a.m., recessed to reconvene Tuesday, April 1, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, April 2, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 31, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1750
APPLICANT:	300 CALIFORNIA PARTNERS LLC
PARCEL NO.:	0238 002
PARCEL ADDRESS:	3000 - 3200 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,672,346.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 2 6 2014
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
MAR 26 2014
SAN FRANCISCO
PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1473
APPLICANT:	LOWE'S HIW, INC.
PARCEL NO.:	5598 031
PARCEL ADDRESS:	0491 BAYSHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,576,979.00
APPLICANT'S OPINION:	$35,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1796
APPLICANT:	CEMEX INC
PARCEL NO.:	8725 001
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,294,421.00
APPLICANT'S OPINION:	$28,147,211.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1798
APPLICANT:	CEMEX INC
PARCEL NO.:	8725 004
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$147,117.00
APPLICANT'S OPINION:	$73,559.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2162
APPLICANT:	300 CALIFORNIA PARTNERS LLC
PARCEL NO.:	0238 002
PARCEL ADDRESS:	3000 - 3200 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,705,791.00
APPLICANT'S OPINION:	$24,998,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2206
APPLICANT:	SF THIRD ST EQUITY PARTNERS, LLC
PARCEL NO.:	5431A043
PARCEL ADDRESS:	5800 - 5900 3RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,643,674.00
APPLICANT'S OPINION:	$30,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2315
APPLICANT:	IHMS SF LLC
PARCEL NO.:	0294 013
PARCEL ADDRESS:	0340 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,750,258.00
APPLICANT'S OPINION:	$40,929,013.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3069
APPLICANT:	HUDSON 222 KEARNY LLC
PARCEL NO.:	0288 010
PARCEL ADDRESS:	0180 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,906,628.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3070
APPLICANT:	HUDSON 222 KEARNY LLC
PARCEL NO.:	0288 011
PARCEL ADDRESS:	0220 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,706,648.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3071
APPLICANT:	HUDSON 222 KEARNY LLC
PARCEL NO.:	0288 029
PARCEL ADDRESS:	0222 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,407,955.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

2223 2

Houchen
Bindery Ltd
2014